

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2011

Vancouver CMA

July housing starts in the Vancouver Census Metropolitan Area (CMA) increased compared to the same month a year ago, totalling 1,538 homes. Almost seventy per cent of these home starts were located in the cities of Richmond, Burnaby, Surrey, and Vancouver.

The focus of new residential starts remains multi-family construction, especially apartment condominiums.

Year to date, there were 5,903 apartment condominiums started in the CMA, compared to 3,882 during the same period last year. The pick up in apartment condominium starts is due to strong pre-sales and stable economic conditions in the region.

The Abbotsford CMA reported 42 housing starts in April, totalling 295 homes for the first seven months of this year. Half of all housing starts in the Abbotsford CMA were single detached houses.

Figure 1

Percentage of Apartment Condo Starts vs Total Housing Starts - Vancouver CMA



Source: CMHC Starts and Completions Survey

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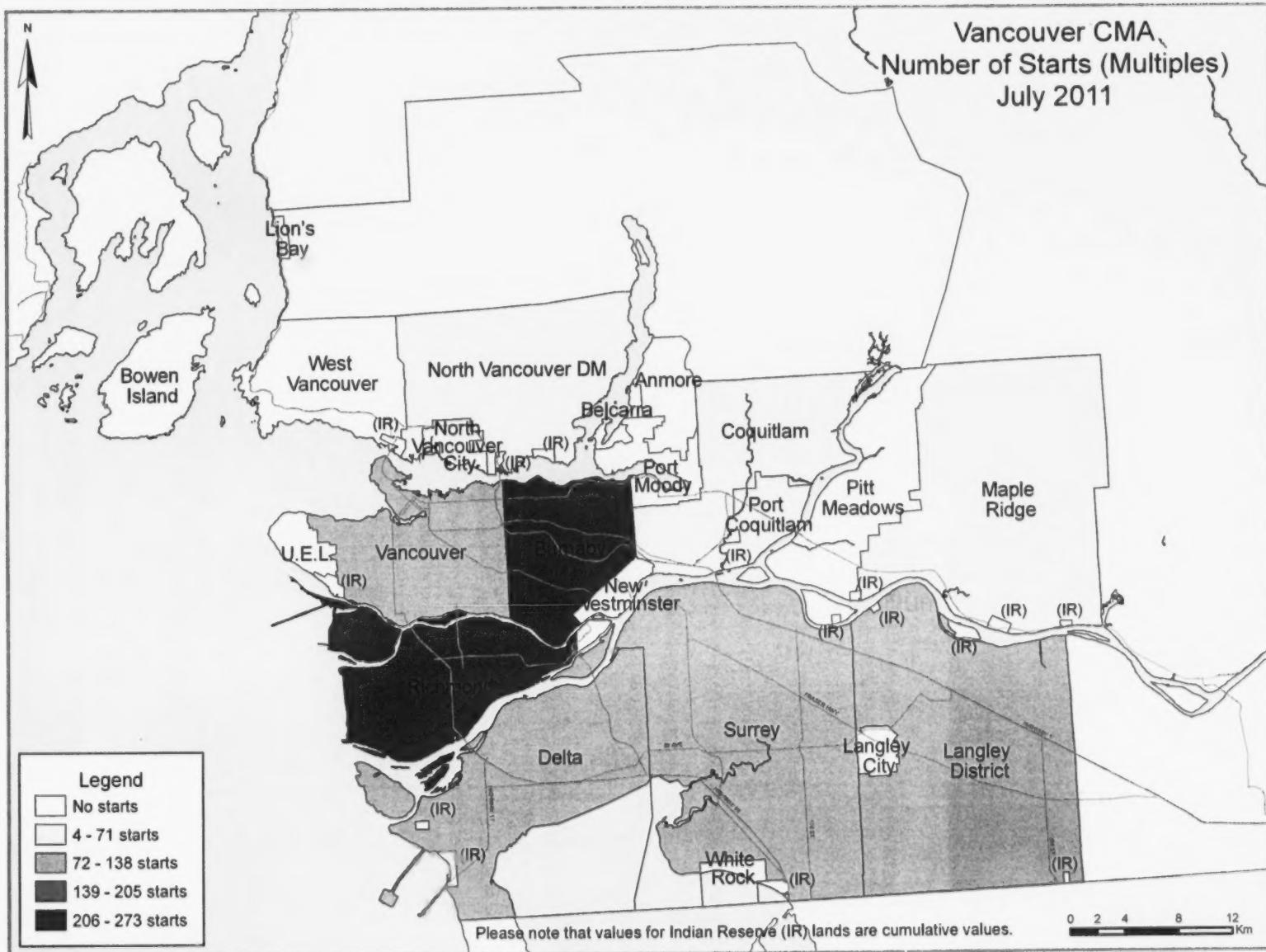
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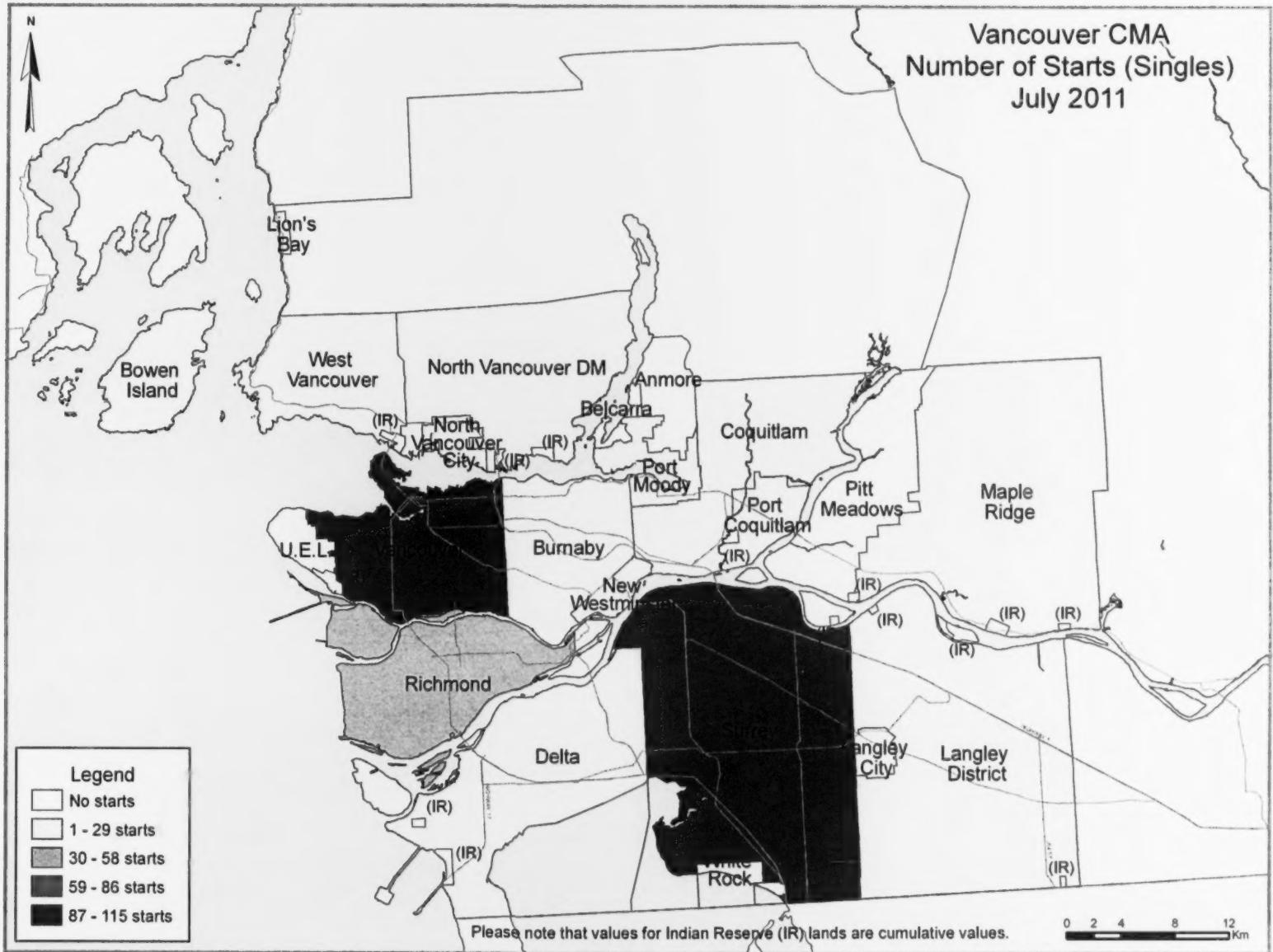
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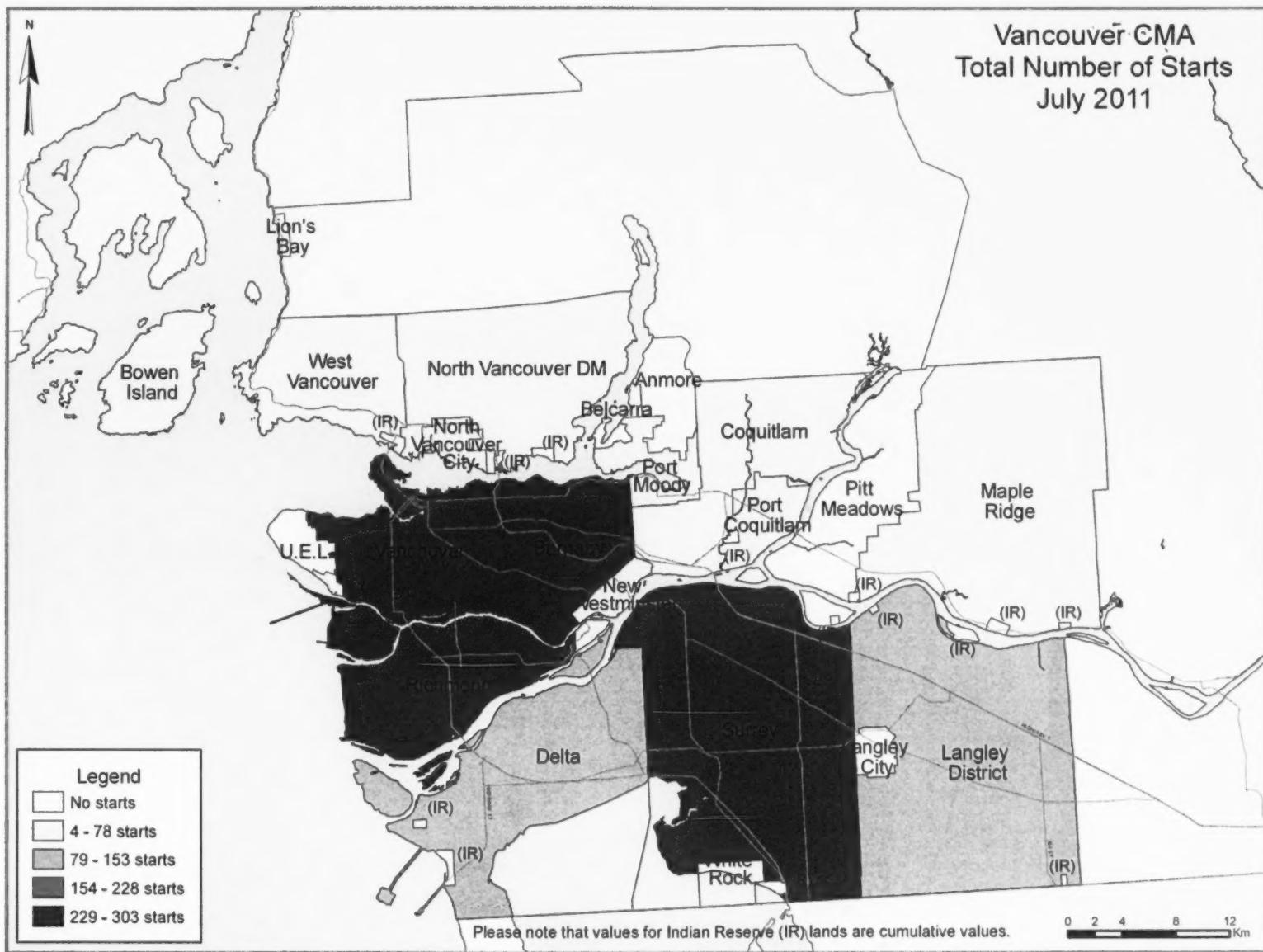
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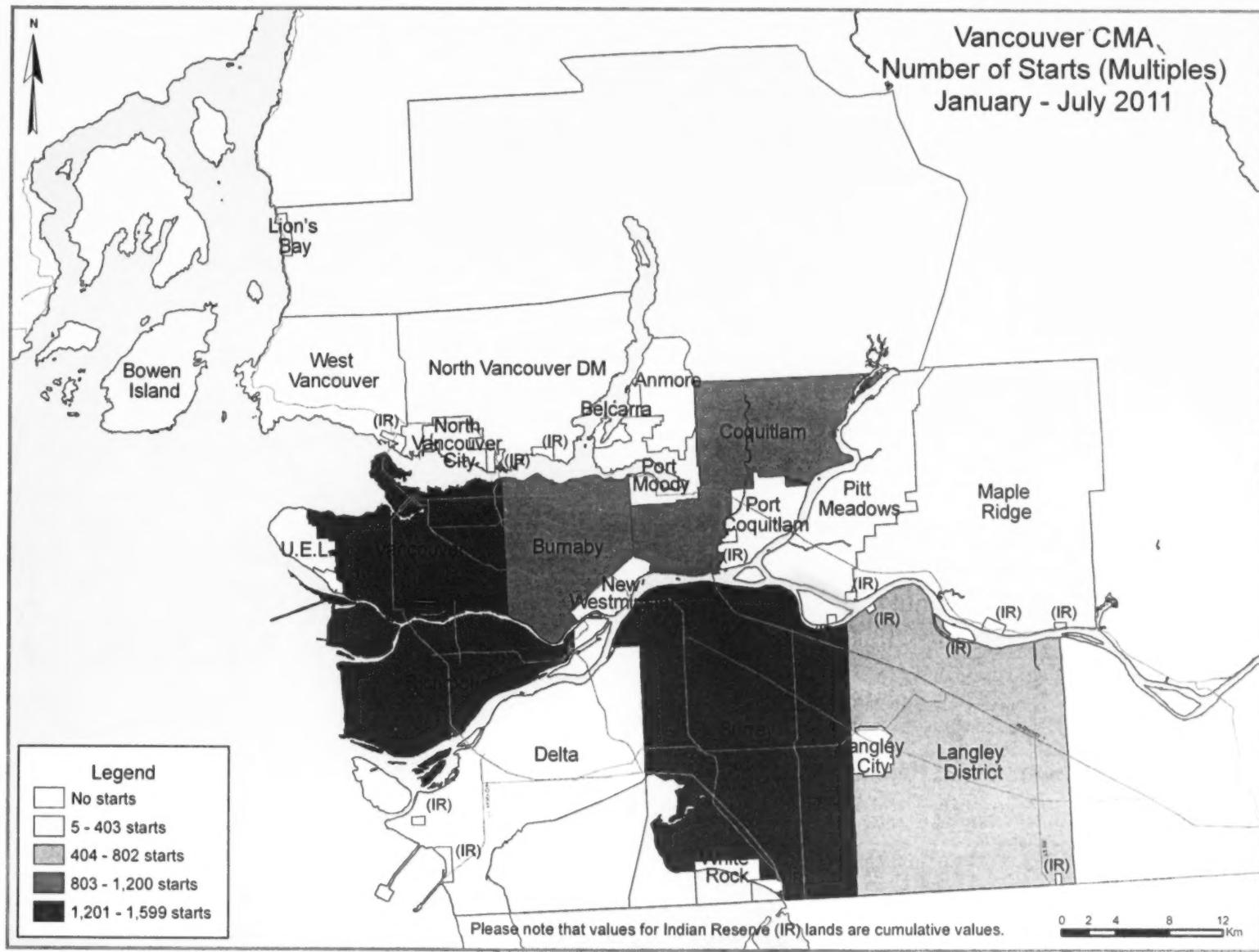


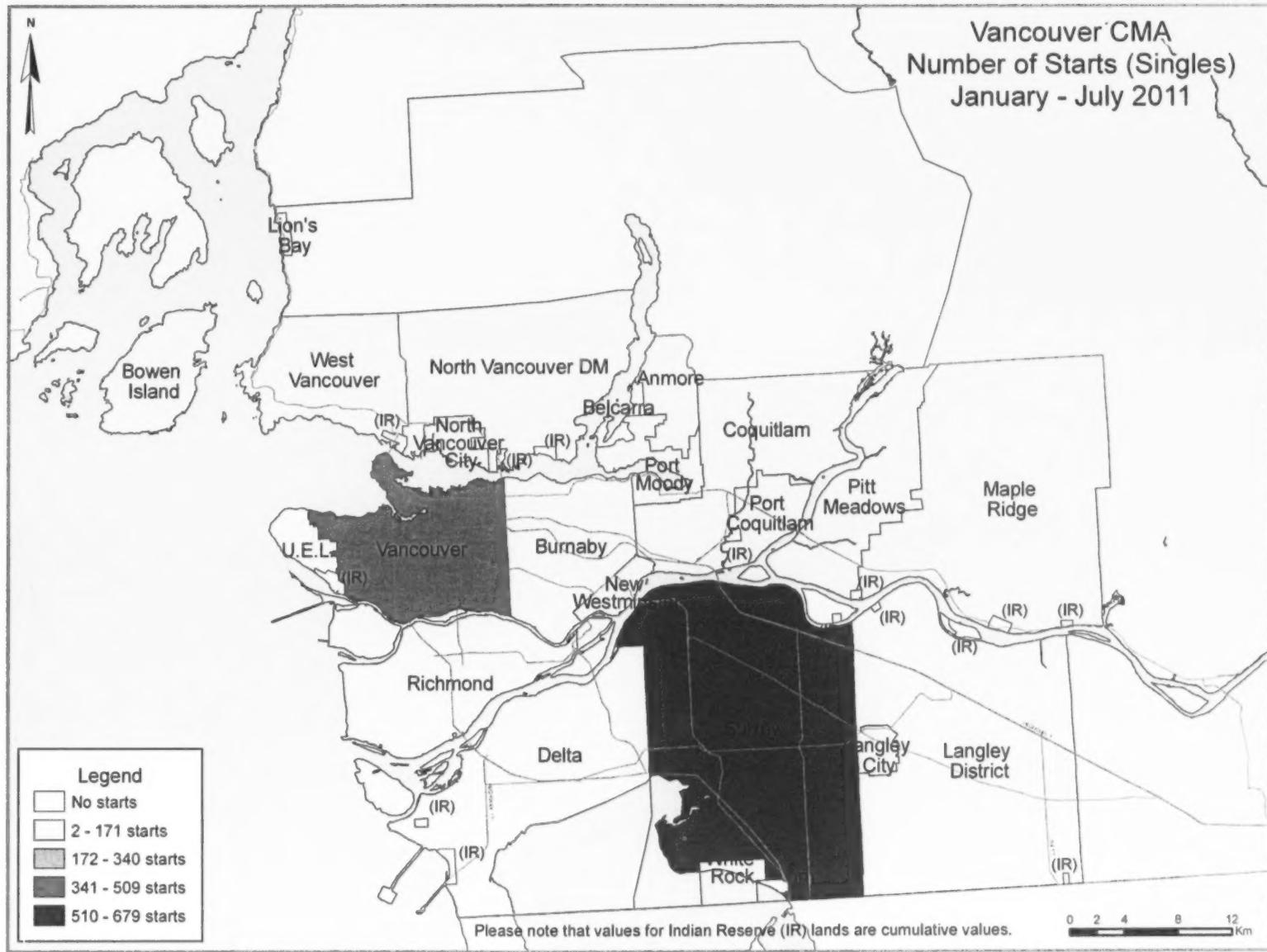


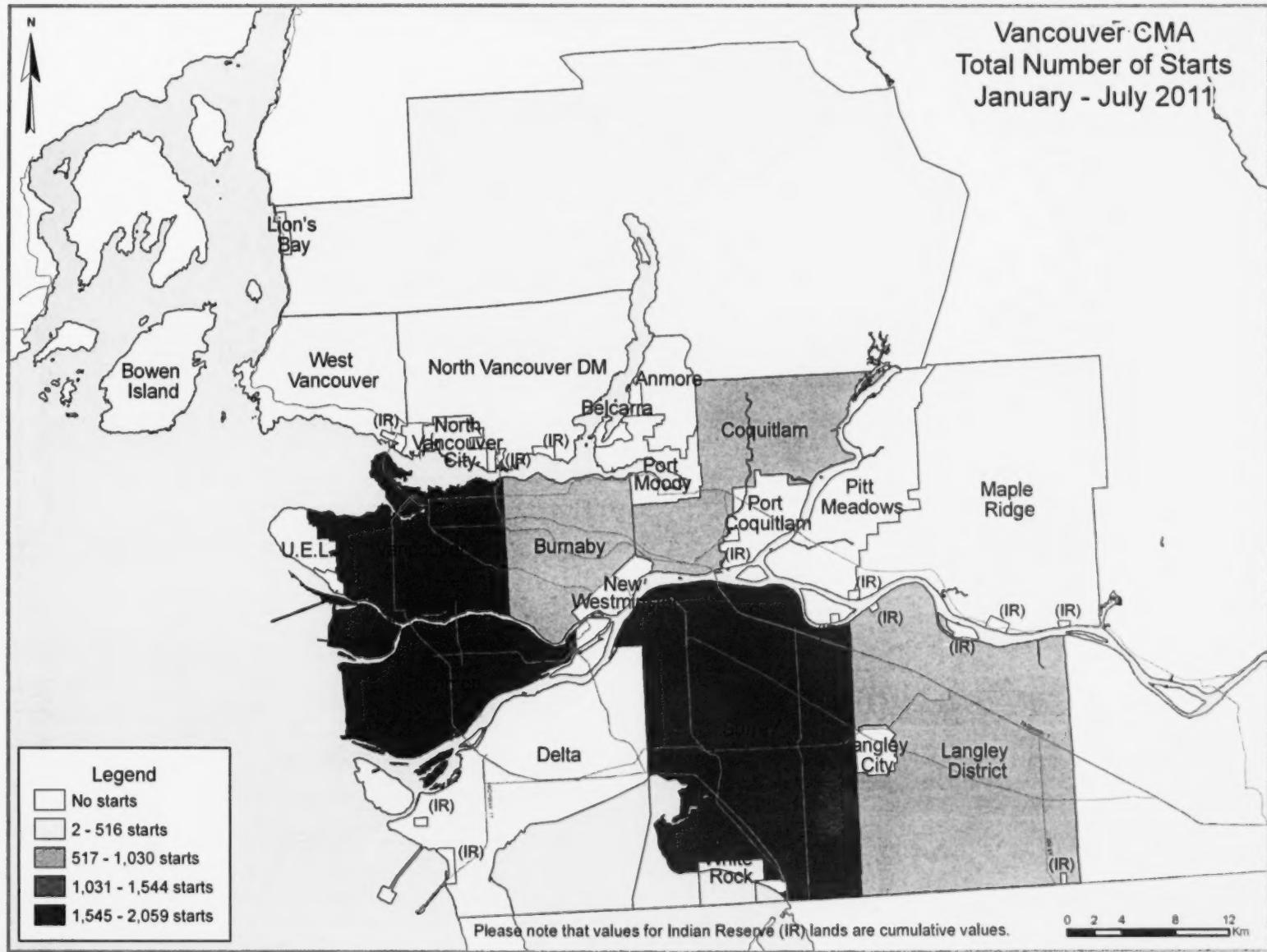
Vancouver CMA
Total Number of Starts
July 2011

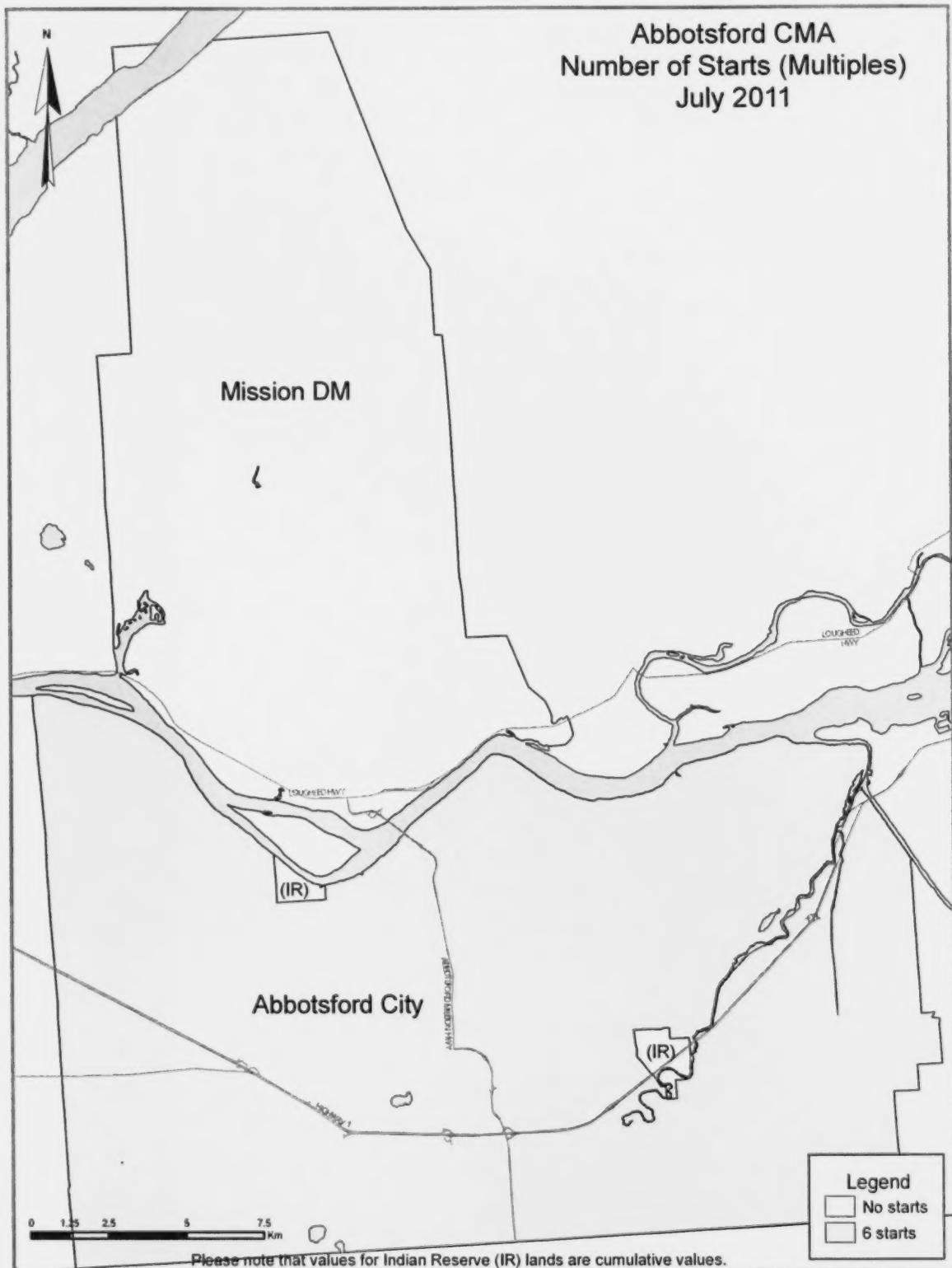


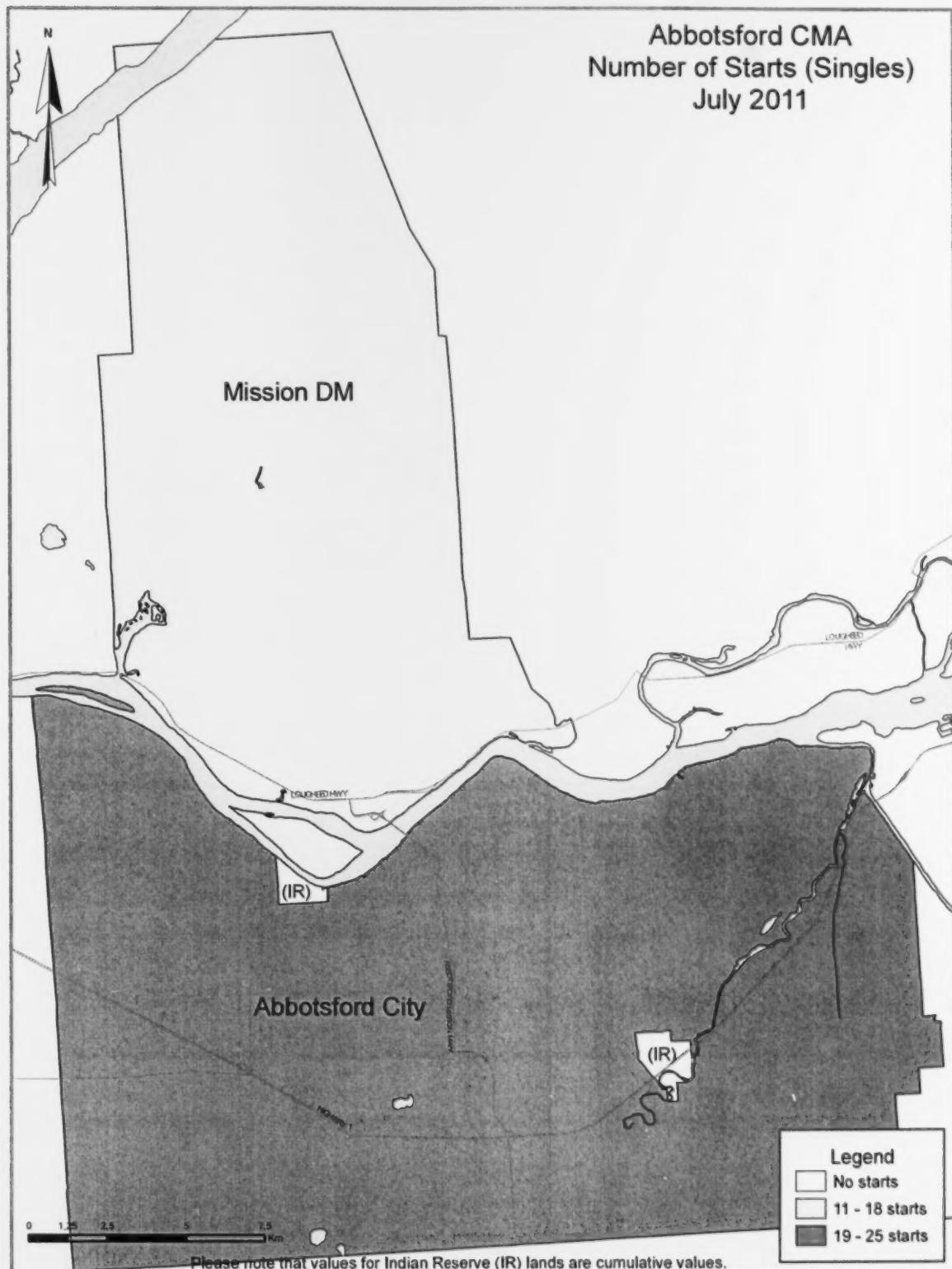
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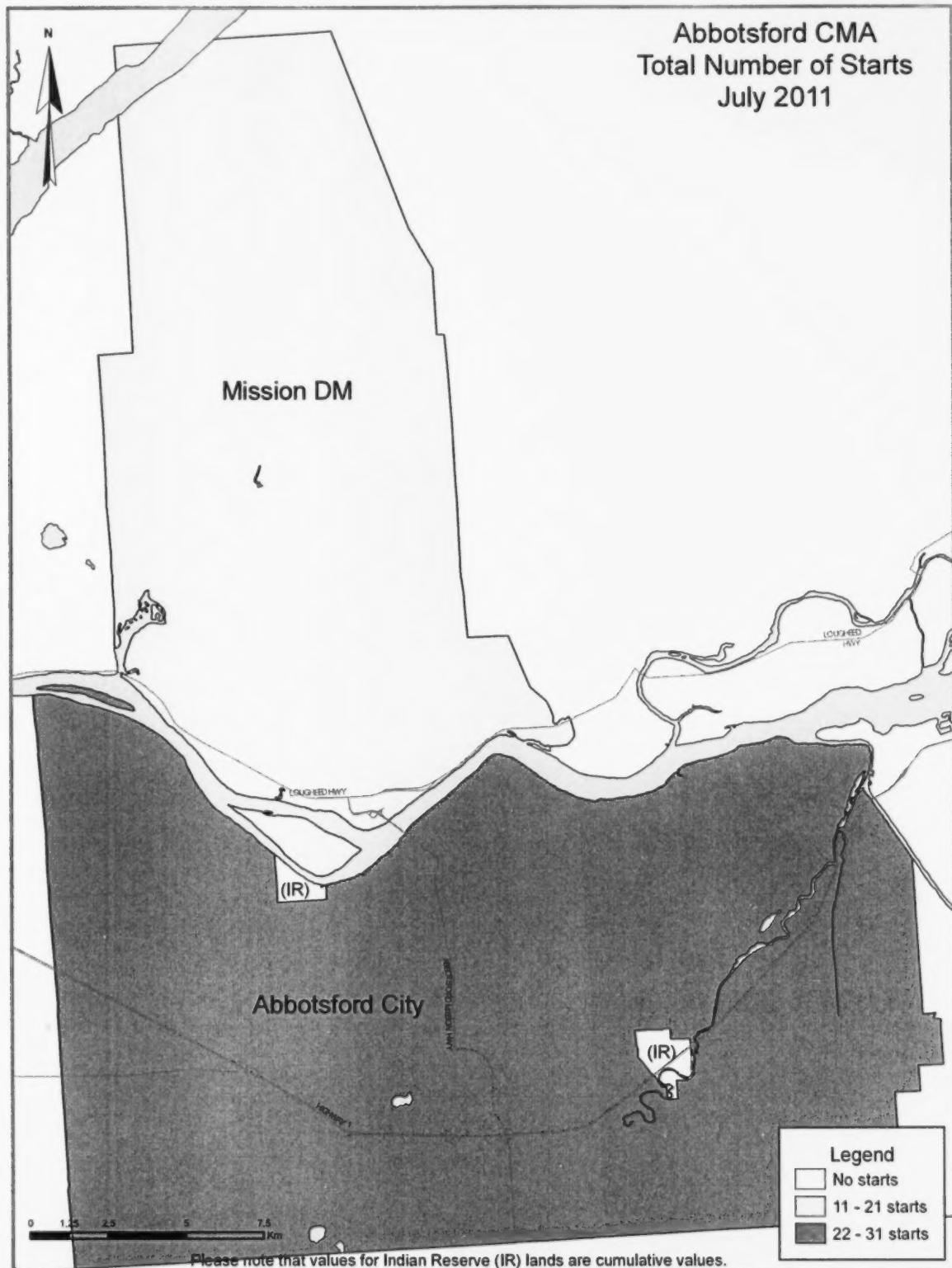


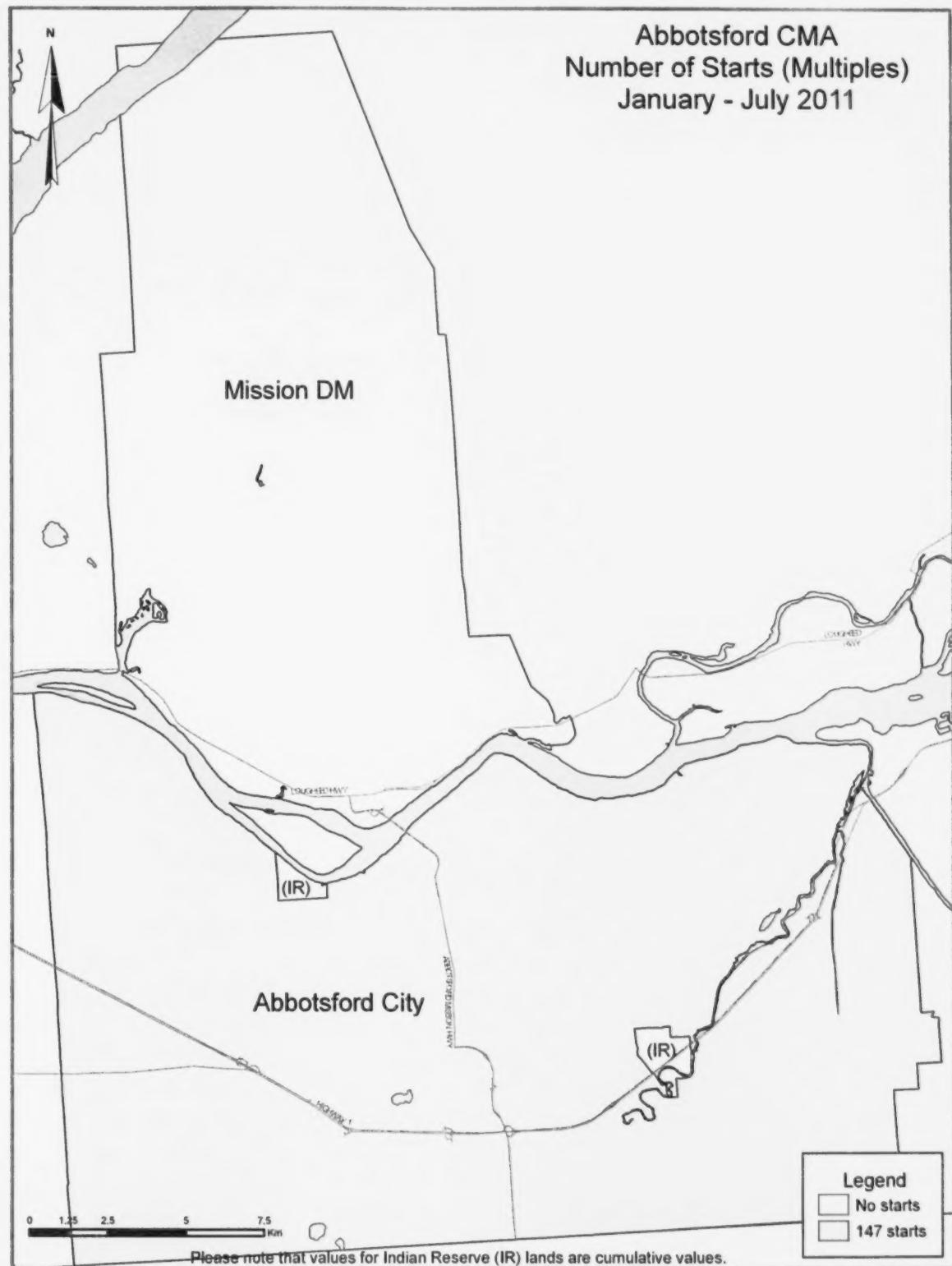


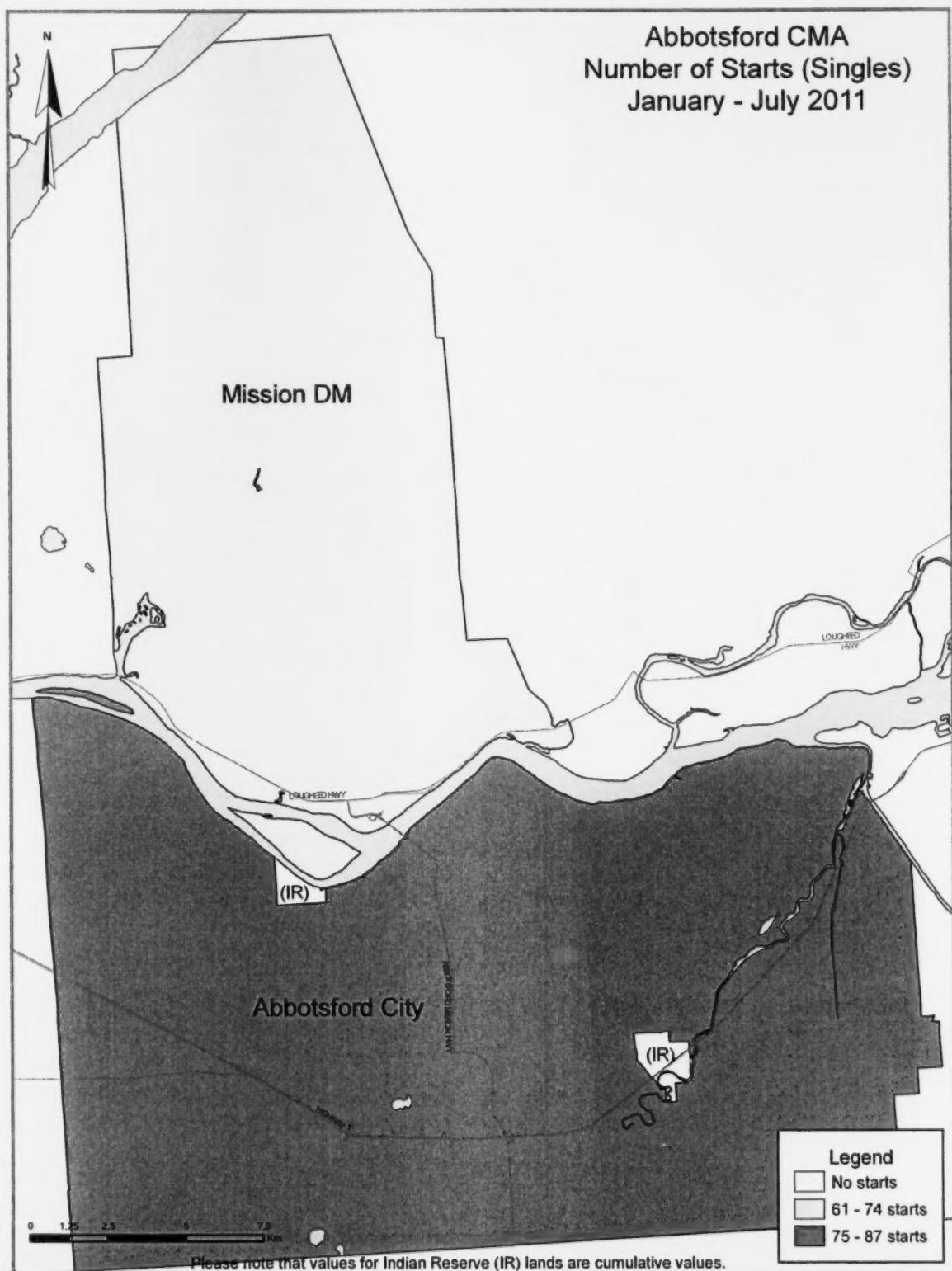


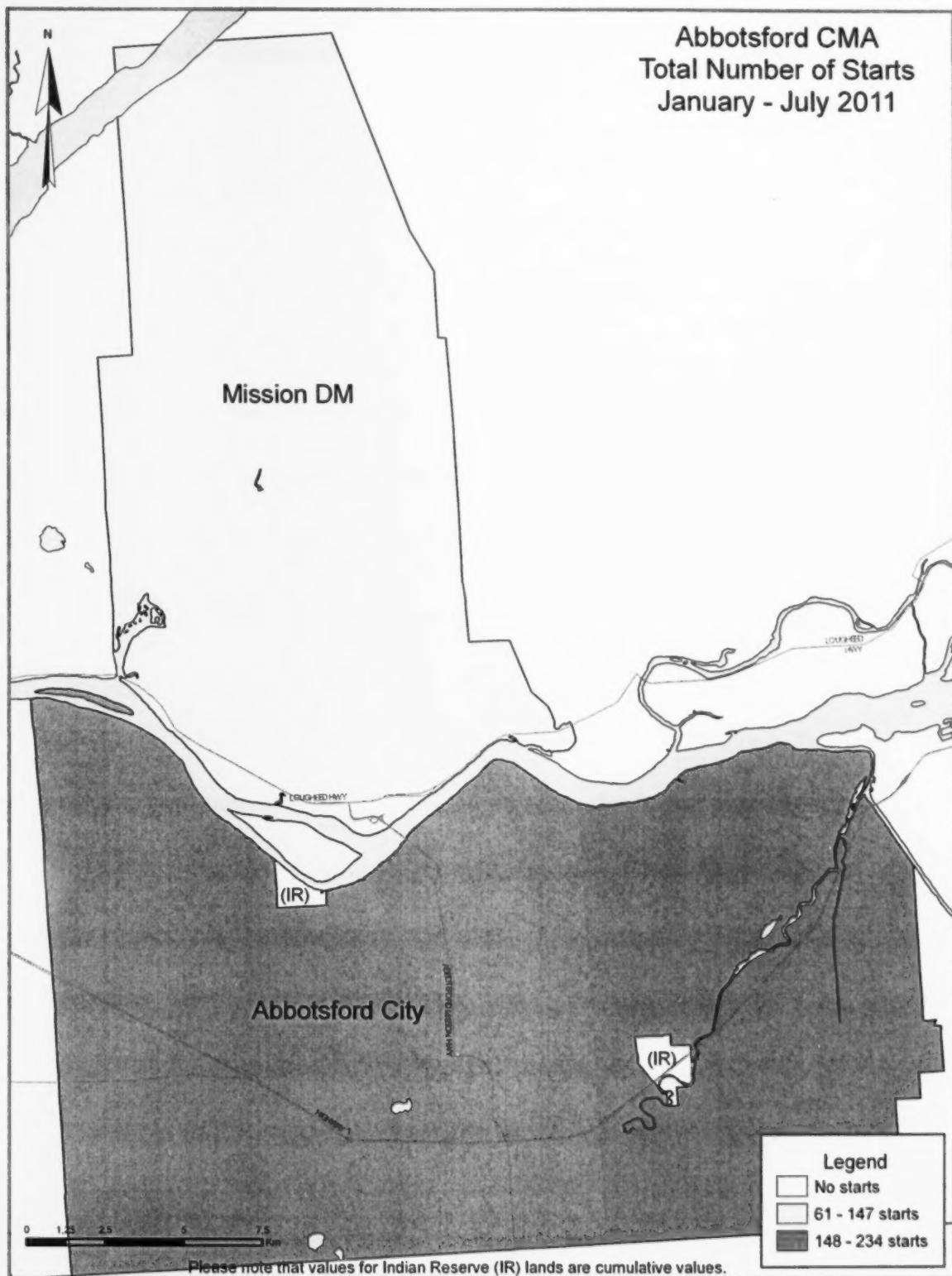












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SYMBOLS

- n/a Not applicable
- = Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Activity Summary of Vancouver CMA

July 2011

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
July 2011	328	28	258	0	297	554	42	31	1,538	
July 2010	365	26	98	0	185	377	12	61	1,124	
% Change	-10.1	7.7	163.3	n/a	60.5	46.9	**	-49.2	36.8	
Year-to-date 2011	1,840	174	1,091	17	1,897	3,770	172	1,049	10,010	
Year-to-date 2010	2,642	160	756	32	1,213	2,590	76	536	8,005	
% Change	-30.4	8.8	44.3	-46.9	56.4	45.6	126.3	95.7	25.0	
UNDER CONSTRUCTION										
July 2011	2,894	246	1,545	22	2,429	9,640	241	1,374	18,391	
July 2010	3,362	238	884	47	1,637	7,314	80	848	14,410	
% Change	-13.9	3.4	74.8	-53.2	48.4	31.8	**	62.0	27.6	
COMPLETIONS										
July 2011	375	28	168	0	162	200	23	5	961	
July 2010	366	8	70	0	273	562	3	60	1,342	
% Change	2.5	**	140.0	n/a	-40.7	-64.4	**	-91.7	-28.4	
Year-to-date 2011	2,062	120	616	32	1,334	2,492	104	554	7,314	
Year-to-date 2010	1,987	112	459	12	1,531	6,253	6	370	10,730	
% Change	3.8	7.1	34.2	166.7	-12.9	-60.1	**	49.7	-31.8	
COMPLETED & NOT ABSORBED										
July 2011	662	77	151	0	442	1,433	10	156	2,931	
July 2010	486	58	101	3	278	1,758	1	21	2,706	
% Change	36.2	32.8	49.5	-100.0	59.0	-18.5	**	**	8.3	
ABSORBED										
July 2011	386	31	196	0	164	297	18	41	1,133	
July 2010	345	6	58	0	233	578	2	55	1,277	
% Change	11.9	**	**	n/a	-29.6	-48.6	**	-25.5	-11.3	
Year-to-date 2011	2,149	137	603	38	1,301	3,102	95	240	7,665	
Year-to-date 2010	2,059	119	441	12	1,521	5,206	5	193	9,556	
% Change	4.4	15.1	36.7	**	-14.5	-40.4	**	24.4	-19.8	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.I: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*	
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other		
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other				
STARTS										
Burnaby										
July 2011	27	4	0	0	17	229	0	0	277	
July 2010	31	20	0	0	14	0	0	0	65	
Delta										
July 2011	10	0	18	0	46	73	0	0	147	
July 2010	6	0	0	0	0	0	0	0	6	
Langley										
July 2011	17	0	36	0	65	0	1	0	119	
July 2010	14	0	26	0	45	0	4	0	89	
Maple Ridge / Pitt Meadows										
July 2011	10	0	0	0	41	0	2	0	53	
July 2010	31	0	0	0	12	0	0	0	43	
New Westminster										
July 2011	6	0	0	0	0	0	0	0	6	
July 2010	3	0	0	0	0	0	0	0	3	
North Vancouver										
July 2011	5	4	8	0	15	0	2	0	34	
July 2010	10	4	6	0	0	0	0	0	20	
Richmond										
July 2011	30	0	26	0	4	243	0	0	303	
July 2010	27	0	22	0	19	104	0	3	175	
Surrey										
July 2011	105	0	64	0	73	0	10	0	252	
July 2010	174	0	0	0	87	99	0	7	367	
Tri-Cities										
July 2011	16	4	16	0	18	0	0	30	84	
July 2010	13	0	12	0	8	18	0	0	51	
University Endowment Lands										
July 2011	0	0	0	0	0	0	0	0	0	
July 2010	0	0	0	0	0	108	0	0	108	
Vancouver City										
July 2011	88	16	82	0	18	9	27	1	241	
July 2010	44	2	32	0	0	48	8	51	185	
West Vancouver										
July 2011	8	0	0	0	0	0	0	0	8	
July 2010	11	0	0	0	0	0	0	0	11	
White Rock										
July 2011	2	0	8	0	0	0	0	0	10	
July 2010	1	0	0	0	0	0	0	0	1	
Indian Reserves										
July 2011	0	0	0	0	0	0	0	0	0	
July 2010	0	0	0	0	0	0	0	0	0	
Vancouver CMA										
July 2011	328	28	258	0	297	554	42	31	1,538	
July 2010	365	26	98	0	185	377	12	61	1,124	

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket**July 2011**

	Ownership							Rental		Total*	
	Freehold			Condominium							
	Single	Semi.	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other			
UNDER CONSTRUCTION											
Burnaby											
July 2011	250	96	0	0	180	1,419	0	64	2,009		
July 2010	199	74	0	0	94	929	5	70	1,371		
Delta											
July 2011	82	8	34	0	53	129	2	2	310		
July 2010	94	2	0	0	87	55	1	4	243		
Langley											
July 2011	173	2	281	5	226	289	2	0	978		
July 2010	161	4	110	0	169	131	4	0	579		
Maple Ridge / Pitt Meadows											
July 2011	165	2	0	0	115	0	4	117	403		
July 2010	208	0	0	0	135	165	0	1	509		
New Westminster											
July 2011	51	0	0	0	42	204	0	97	394		
July 2010	41	4	0	32	10	229	0	0	316		
North Vancouver											
July 2011	59	12	74	6	54	523	3	198	929		
July 2010	81	22	22	0	51	295	0	0	471		
Richmond											
July 2011	281	12	230	3	361	975	4	227	2,093		
July 2010	234	6	246	8	210	460	0	5	1,169		
Surrey											
July 2011	855	8	146	6	808	1,583	35	47	3,488		
July 2010	1,331	10	16	6	753	1,300	0	111	3,527		
Tri-Cities											
July 2011	116	20	176	0	286	1,293	0	30	1,921		
July 2010	183	14	177	0	48	312	0	50	784		
University Endowment Lands											
July 2011	3	0	0	0	7	168	0	107	285		
July 2010	6	0	0	0	0	216	0	134	356		
Vancouver City											
July 2011	619	80	546	2	297	3,048	191	485	5,268		
July 2010	608	90	267	1	80	3,192	70	471	4,779		
West Vancouver											
July 2011	163	6	0	0	0	0	0	0	169		
July 2010	138	12	0	0	0	0	0	0	150		
White Rock											
July 2011	16	0	52	0	0	9	0	0	77		
July 2010	15	0	44	0	0	30	0	0	89		
Indian Reserves											
July 2011	0	0	0	0	0	0	0	0	0		
July 2010	0	0	0	0	0	0	0	0	0		
Vancouver CMA											
July 2011	2,894	246	1,545	22	2,429	9,640	241	1,374	18,391		
July 2010	3,362	238	884	47	1,637	7,314	80	848	14,410		

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single,	Apt. &	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Semi, Row	Other	
COMPLETIONS									
Burnaby									
July 2011	7	4	0	0	7	0	0	0	18
July 2010	9	4	0	0	4	168	0	0	185
Delta									
July 2011	19	0	2	0	0	0	0	0	21
July 2010	6	0	0	0	4	0	0	0	10
Langley									
July 2011	23	0	4	0	15	0	0	0	42
July 2010	13	0	22	0	32	0	1	0	68
Maple Ridge / Pitt Meadows									
July 2011	14	0	0	0	49	0	0	0	63
July 2010	40	0	0	0	14	0	1	1	56
New Westminster									
July 2011	3	0	0	0	0	0	0	0	3
July 2010	11	0	0	0	0	0	0	0	11
North Vancouver									
July 2011	18	0	8	0	0	0	0	0	26
July 2010	2	0	0	0	0	0	0	25	27
Richmond									
July 2011	71	0	100	0	10	104	4	3	292
July 2010	9	0	4	0	20	231	0	0	264
Surrey									
July 2011	121	0	0	0	58	0	4	2	185
July 2010	202	0	10	0	124	60	0	34	430
Tri-Cities									
July 2011	1	10	6	0	2	0	0	0	19
July 2010	10	0	6	0	30	70	0	0	116
University Endowment Lands									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	0	0	0	0	2	0	0	0	2
Vancouver City									
July 2011	90	8	46	0	12	96	15	0	267
July 2010	56	4	24	0	43	33	1	0	161
West Vancouver									
July 2011	7	6	0	0	0	0	0	0	13
July 2010	3	0	0	0	0	0	0	0	3
White Rock									
July 2011	0	0	2	0	9	0	0	0	11
July 2010	2	0	4	0	0	0	0	0	6
Indian Reserves									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
July 2011	375	28	168	0	162	200	23	5	961
July 2010	366	8	70	0	273	562	3	60	1,342

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas.

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket**July 2011**

	Ownership								Total*	
	Freehold			Condominium			Rental			
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
COMPLETED & NOT ABSORBED										
Burnaby										
July 2011	72	30	0	0	37	94	0	0	233	
July 2010	38	15	0	0	6	53	0	0	112	
Delta										
July 2011	13	0	0	0	7	15	0	0	35	
July 2010	18	0	0	0	3	0	0	1	22	
Langley										
July 2011	26	0	42	0	65	98	0	0	231	
July 2010	17	2	40	2	26	49	0	0	136	
Maple Ridge / Pitt Meadows										
July 2011	80	0	0	0	23	68	0	0	171	
July 2010	42	0	0	0	18	14	0	0	74	
New Westminster										
July 2011	21	2	0	0	0	72	0	0	95	
July 2010	13	0	0	0	0	286	0	0	299	
North Vancouver										
July 2011	12	4	14	0	21	144	0	0	195	
July 2010	21	3	7	1	22	63	0	0	117	
Richmond										
July 2011	29	2	12	0	34	10	3	0	90	
July 2010	15	0	24	0	12	11	0	4	66	
Surrey										
July 2011	225	0	2	0	149	406	1	33	816	
July 2010	188	1	2	0	112	390	0	16	709	
Tri-Cities										
July 2011	14	12	41	0	17	38	0	22	144	
July 2010	10	2	15	0	21	110	0	0	158	
University Endowment Lands										
July 2011	0	0	0	0	2	29	0	98	129	
July 2010	0	0	0	0	5	15	0	0	20	
Vancouver City										
July 2011	152	27	36	0	77	435	6	1	734	
July 2010	86	35	2	0	49	734	1	0	907	
West Vancouver										
July 2011	6	0	0	0	0	4	0	0	10	
July 2010	29	0	0	0	2	17	0	0	48	
White Rock										
July 2011	1	0	4	0	4	20	0	0	29	
July 2010	2	0	11	0	2	16	0	0	31	
Indian Reserves										
July 2011	0	0	0	0	6	0	0	0	6	
July 2010	0	0	0	0	0	0	0	0	0	
Vancouver CMA										
July 2011	662	77	151	0	442	1,433	10	156	2,931	
July 2010	486	58	101	3	278	1,758	1	21	2,706	

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*	
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other		
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other				
ABSORBED										
Burnaby										
July 2011	15	11	0	0	6	2	0	0	34	
July 2010	10	4	0	0	0	148	0	0	162	
Delta										
July 2011	17	0	2	0	2	0	0	0	21	
July 2010	7	1	0	0	4	0	0	0	12	
Langley										
July 2011	22	0	12	0	17	17	0	0	68	
July 2010	14	0	16	0	27	0	1	0	58	
Maple Ridge / Pitt Meadows										
July 2011	16	0	0	0	46	0	0	0	62	
July 2010	39	0	0	0	4	10	1	1	55	
New Westminster										
July 2011	2	0	0	0	0	0	0	0	2	
July 2010	9	0	0	0	0	20	0	0	29	
North Vancouver										
July 2011	18	0	2	0	1	0	0	0	21	
July 2010	1	0	0	0	1	0	0	25	27	
Richmond										
July 2011	72	1	118	0	11	106	1	4	313	
July 2010	11	0	2	0	23	239	0	0	275	
Surrey										
July 2011	139	0	0	0	75	43	3	4	264	
July 2010	172	0	8	0	118	39	0	29	366	
Tri-Cities										
July 2011	1	7	12	0	1	1	0	0	22	
July 2010	9	0	6	0	31	76	0	0	122	
University Endowment Lands										
July 2011	0	0	0	0	0	3	0	33	36	
July 2010	0	0	0	0	1	0	0	0	1	
Vancouver City										
July 2011	77	6	48	0	0	125	14	0	270	
July 2010	64	1	22	0	24	41	0	0	152	
West Vancouver										
July 2011	6	6	0	0	0	0	0	0	12	
July 2010	4	0	0	0	0	2	0	0	6	
White Rock										
July 2011	0	0	2	0	5	0	0	0	7	
July 2010	2	0	4	0	0	3	0	0	9	
Indian Reserves										
July 2011	0	0	0	0	0	0	0	0	0	
July 2010	0	0	0	0	0	0	0	0	0	
Vancouver CMA										
July 2011	386	31	196	0	164	297	18	41	1,133	
July 2010	345	6	58	0	233	578	2	55	1,277	

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.2: History of Housing Starts of Vancouver CMA
2001 - 2010

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217	
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5	
2009	2,888	176	663	17	1,788	2,355	29	418	8,339	
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4	
2008	3,586	373	717	29	2,642	11,496	19	729	19,591	
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5	
2007	4,128	372	370	76	2,799	12,376	133	482	20,736	
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9	
2006	5,511	354	231	86	3,155	8,845	21	488	18,705	
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1	
2005	4,673	398	173	205	3,588	9,291	66	520	18,914	
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7	
2004	5,297	444	296	279	3,826	8,542	72	674	19,430	
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3	
2003	5,070	436	253	280	2,599	6,044	80	864	15,626	
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4	
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197	
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5	
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862	

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	0	0	0	0	0	0	0	4	0	n/a
Burnaby - Mountain	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - North	8	7	0	2	0	0	0	0	8	9	-11.1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	5	3	2	0	0	0	44	0	51	3	**
Burnaby - Central Park	2	6	0	2	0	0	0	0	2	8	-75.0
Burnaby - Remainder	10	15	2	16	17	14	185	0	214	45	**
Burnaby Total	27	31	4	20	17	14	229	0	277	65	**
Coquitlam	11	9	4	0	18	8	42	10	75	27	177.8
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	10	6	12	0	34	0	91	0	147	6	**
Delta	10	6	12	0	34	0	91	0	147	6	**
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	18	17	0	0	65	45	36	26	119	88	35.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	12	28	0	0	41	12	0	0	53	40	32.5
New Westminster	6	3	0	0	0	0	0	0	6	3	100.0
North Vancouver City	2	0	4	4	3	0	6	6	15	10	50.0
North Vancouver DM	5	10	0	0	12	0	2	0	19	10	90.0
Pitt Meadows	0	3	0	0	0	0	0	0	0	3	-100.0
Port Coquitlam	1	1	0	0	0	0	4	20	5	21	-76.2
Port Moody	4	3	0	0	0	0	0	0	4	3	33.3
Richmond	30	27	4	6	0	13	269	129	303	175	73.1
Surrey - South	35	34	2	22	25	31	14	0	76	87	-12.6
Surrey - Cloverdale	26	46	2	0	5	9	6	7	39	62	-37.1
Surrey - North	40	69	0	8	17	17	34	99	91	193	-52.8
Surrey - Guildford	0	3	0	0	22	0	0	0	22	3	**
Surrey - Whalley	14	22	0	0	0	0	10	0	24	22	9.1
Surrey Total	115	174	4	30	69	57	64	106	252	367	-31.3
University Endowment Lands	0	0	0	0	0	0	0	108	0	108	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	0	2	0	3	0	2	0	8	0	n/a
Vancouver - False Creek	1	0	0	0	3	0	0	0	4	0	n/a
Vancouver - Granville/Oak	0	0	0	0	8	0	0	0	8	0	n/a
Vancouver - Kerrisdale	5	9	0	0	4	0	0	2	9	11	-18.2
Vancouver - Marpole	10	4	0	0	0	0	2	6	12	10	20.0
Vancouver - Eastside	44	14	10	0	0	0	66	12	120	26	**
Vancouver - Mt. Pleasant	1	0	2	2	0	0	3	48	6	50	-88.0
Vancouver - Strath/Grand	1	0	2	0	0	0	0	0	3	0	n/a
Vancouver - Westside	52	25	0	0	0	0	19	63	71	88	-19.3
Vancouver Total	115	52	16	2	18	0	92	131	241	185	30.3
West Vancouver	8	11	0	0	0	0	0	0	8	11	-27.3
White Rock	2	1	0	0	0	0	8	0	10	1	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	370	377	48	62	277	149	843	536	1,538	1,124	36.8

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Anmore	2	19	0	0	0	0	0	0	2	19	-89.5
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	10	6	0	0	0	0	6	6	16	12	33.3
Burnaby - Mountain	3	0	0	0	0	0	155	0	158	0	n/a
Burnaby - North	48	41	10	4	7	4	13	0	78	49	59.2
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	19	30	26	8	18	12	44	37	107	87	23.0
Burnaby - Central Park	13	24	10	12	0	26	0	0	23	62	-62.9
Burnaby - Remainder	72	74	34	52	121	19	383	357	610	502	21.5
Burnaby Total	156	169	80	76	146	61	595	394	977	700	39.6
Coquitlam	101	101	18	14	237	48	627	402	983	565	74.0
Delta - Tsawwassen	9	11	0	0	0	0	0	55	9	66	-86.4
Delta - Ladner	10	32	2	6	0	0	2	3	14	41	-65.9
Delta - North	49	51	16	0	41	90	105	0	211	141	49.6
Delta	68	94	18	6	41	90	107	58	234	248	-5.6
Langley City	3	2	0	0	0	0	119	69	122	71	71.8
Langley District	129	128	2	0	198	171	254	116	583	415	40.5
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	152	204	4	4	69	43	46	21	271	272	-0.4
New Westminster	38	73	2	4	23	10	131	129	194	216	-10.2
North Vancouver City	16	1	24	16	7	8	175	18	222	43	**
North Vancouver DM	19	42	0	2	23	20	283	129	325	193	68.4
Pitt Meadows	3	13	0	0	0	0	71	0	74	13	**
Port Coquitlam	7	4	0	2	0	7	22	42	29	55	-47.3
Port Moody	7	11	0	0	5	13	0	0	12	24	-50.0
Richmond	160	164	60	38	243	119	1,155	449	1,618	770	110.1
Surrey - South	161	292	32	30	173	159	74	14	440	495	-11.1
Surrey - Cloverdale	138	396	20	4	121	105	67	104	346	609	-43.2
Surrey - North	322	512	2	16	262	219	309	196	895	943	-5.1
Surrey - Guildford	1	9	0	0	22	0	0	0	23	9	155.6
Surrey - Whalley	57	78	0	2	23	0	275	108	355	188	88.8
Surrey Total	679	1,287	54	52	601	483	725	422	2,059	2,244	-8.2
University Endowment Lands	0	1	0	0	0	0	179	170	179	171	4.7
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	558	430	558	430	29.8
Vancouver - Kitsilano	6	4	4	6	9	15	198	0	217	25	**
Vancouver - False Creek	2	0	0	0	3	0	0	0	5	0	n/a
Vancouver - Granville/Oak	7	5	0	0	8	0	0	51	15	56	-73.2
Vancouver - Kerrisdale	18	34	0	0	4	0	12	12	34	46	-26.1
Vancouver - Marpole	31	29	2	4	0	0	14	14	47	47	0.0
Vancouver - Eastside	168	164	26	20	47	29	262	376	503	589	-14.6
Vancouver - Mt. Pleasant	4	0	16	10	27	0	247	278	294	288	2.1
Vancouver - Strath/Grand	2	0	2	0	0	0	0	128	4	128	-96.9
Vancouver - Westside	174	137	2	2	73	0	73	115	322	254	26.8
Vancouver Total	412	373	52	42	171	44	1,376	1,404	2,011	1,863	7.9
West Vancouver	57	55	0	0	0	0	0	0	57	55	3.6
White Rock	10	2	0	0	0	0	32	53	42	55	-23.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	2,029	2,750	314	256	1,764	1,117	5,903	3,882	10,010	8,005	25.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	44	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	17	14	0	0	185	0	0	0
Burnaby Total	17	14	0	0	229	0	0	0
Coquitlam	18	8	0	0	12	10	30	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	34	0	0	0	91	0	0	0
Delta	34	0	0	0	91	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	65	45	0	0	36	26	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	41	12	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	3	0	0	0	6	6	0	0
North Vancouver DM	12	0	0	0	2	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	4	20	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	13	0	0	269	126	0	3
Surrey - South	25	31	0	0	14	0	0	0
Surrey - Cloverdale	5	9	0	0	6	0	0	7
Surrey - North	17	17	0	0	34	99	0	0
Surrey - Guildford	22	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	10	0	0	0
Surrey Total	69	57	0	0	64	99	0	7
University Endowment Lands	0	0	0	0	0	108	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	3	0	0	0	2	0	0	0
Vancouver - False Creek	3	0	0	0	0	0	0	0
Vancouver - Granville/Oak	8	0	0	0	0	0	0	0
Vancouver - Kerrisdale	4	0	0	0	0	2	0	0
Vancouver - Marpole	0	0	0	0	2	6	0	0
Vancouver - Eastside	0	0	0	0	66	12	0	0
Vancouver - Mt. Pleasant	0	0	0	0	3	48	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	18	12	1	51
Vancouver Total	18	0	0	0	91	80	1	51
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	8	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	277	149	0	0	812	475	31	61

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	6	4	0	2
Burnaby - Mountain	0	0	0	0	155	0	0	0
Burnaby - North	7	4	0	0	13	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	18	12	0	0	44	37	0	0
Burnaby - Central Park	0	26	0	0	0	0	0	0
Burnaby - Remainder	121	19	0	0	319	287	64	70
Burnaby Total	146	61	0	0	531	324	64	70
Coquitlam	237	48	0	0	595	352	32	50
Delta - Tsawwassen	0	0	0	0	0	55	0	0
Delta - Ladner	0	0	0	0	2	0	0	3
Delta - North	41	90	0	0	105	0	0	0
Delta	41	90	0	0	107	55	0	3
Langley City	0	0	0	0	119	69	0	0
Langley District	198	171	0	0	254	116	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	69	43	0	0	0	21	46	0
New Westminster	23	10	0	0	131	129	0	0
North Vancouver City	7	8	0	0	175	18	0	0
North Vancouver DM	23	20	0	0	137	129	146	0
Pitt Meadows	0	0	0	0	0	0	71	0
Port Coquitlam	0	7	0	0	22	42	0	0
Port Moody	5	13	0	0	0	0	0	0
Richmond	243	119	0	0	931	446	224	3
Surrey - South	173	159	0	0	74	0	0	14
Surrey - Cloverdale	121	105	0	0	67	20	0	84
Surrey - North	262	219	0	0	273	169	36	27
Surrey - Guildford	22	0	0	0	0	0	0	0
Surrey - Whalley	23	0	0	0	275	108	0	0
Surrey Total	601	483	0	0	689	297	36	125
University Endowment Lands	0	0	0	0	0	170	179	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	410	226	148	204
Vancouver - Kitsilano	9	15	0	0	136	0	62	0
Vancouver - False Creek	3	0	0	0	0	0	0	0
Vancouver - Granville/Oak	8	0	0	0	0	51	0	0
Vancouver - Kerrisdale	4	0	0	0	12	12	0	0
Vancouver - Marpole	0	0	0	0	14	14	0	0
Vancouver - Eastside	47	29	0	0	222	348	40	28
Vancouver - Mt. Pleasant	27	0	0	0	247	278	0	0
Vancouver - Strath/Grand	0	0	0	0	0	128	0	0
Vancouver - Westside	73	0	0	0	72	64	1	51
Vancouver Total	171	44	0	0	1,125	1,121	251	283
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	32	53	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,764	1,117	0	0	4,854	3,346	1,049	536

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas.

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	0	0	0	0	0	4	0
Burnaby - Mountain	2	0	0	0	0	0	2	0
Burnaby - North	8	9	0	0	0	0	8	9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	7	3	44	0	0	0	51	3
Burnaby - Central Park	2	8	0	0	0	0	2	8
Burnaby - Remainder	12	31	202	14	0	0	214	45
Burnaby Total	31	51	246	14	0	0	277	65
Coquitlam	27	19	18	8	30	0	75	27
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	28	6	119	0	0	0	147	6
Delta	28	6	119	0	0	0	147	6
Langley City	0	1	0	0	0	0	0	1
Langley District	53	39	65	45	1	4	119	88
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	10	28	41	12	2	0	53	40
New Westminster	6	3	0	0	0	0	6	3
North Vancouver City	10	10	3	0	2	0	15	10
North Vancouver DM	7	10	12	0	0	0	19	10
Pitt Meadows	0	3	0	0	0	0	0	3
Port Coquitlam	5	3	0	18	0	0	5	21
Port Moody	4	3	0	0	0	0	4	3
Richmond	56	49	247	123	0	3	303	175
Surrey - South	49	34	27	53	0	0	76	87
Surrey - Cloverdale	23	46	7	9	9	7	39	62
Surrey - North	73	69	17	124	1	0	91	193
Surrey - Guildford	0	3	22	0	0	0	22	3
Surrey - Whalley	24	22	0	0	0	0	24	22
Surrey Total	169	174	73	186	10	7	252	367
University Endowment Lands	0	0	0	108	0	0	0	108
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	5	0	3	0	0	0	8	0
Vancouver - False Creek	1	0	3	0	0	0	4	0
Vancouver - Granville/Oak	0	0	8	0	0	0	8	0
Vancouver - Kerrisdale	5	11	4	0	0	0	9	11
Vancouver - Marpole	10	9	0	0	2	1	12	10
Vancouver - Eastside	97	25	6	0	17	1	120	26
Vancouver - Mt. Pleasant	3	2	3	48	0	0	6	50
Vancouver - Strath/Grand	3	0	0	0	0	0	3	0
Vancouver - Westside	62	31	0	0	9	57	71	88
Vancouver Total	186	78	27	48	28	59	241	185
West Vancouver	8	11	0	0	0	0	8	11
White Rock	10	1	0	0	0	0	10	1
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	614	489	851	562	73	73	1,538	1,124

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	2	19	0	0	0	0	2	19
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	16	10	0	0	0	2	16	12
Burnaby - Mountain	3	0	155	0	0	0	158	0
Burnaby - North	58	45	20	4	0	0	78	49
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	41	38	66	49	0	0	107	87
Burnaby - Central Park	23	36	0	26	0	0	23	62
Burnaby - Remainder	106	126	440	306	64	70	610	502
Burnaby Total	232	245	681	385	64	70	977	700
Coquitlam	229	209	722	306	32	50	983	565
Delta - Tsawwassen	9	11	0	55	0	0	9	66
Delta - Ladner	14	33	0	4	0	4	14	41
Delta - North	85	51	126	90	0	0	211	141
Delta	108	95	126	149	0	4	234	248
Langley City	3	2	119	69	0	0	122	71
Langley District	369	238	202	171	12	6	583	415
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	150	203	71	68	50	1	271	272
New Westminster	38	51	156	165	0	0	194	216
North Vancouver City	52	35	166	8	4	0	222	43
North Vancouver DM	41	42	138	151	146	0	325	193
Pitt Meadows	3	13	0	0	71	0	74	13
Port Coquitlam	19	30	10	25	0	0	29	55
Port Moody	7	11	5	13	0	0	12	24
Richmond	281	318	1,109	449	228	3	1,618	770
Surrey - South	195	289	245	192	0	14	440	495
Surrey - Cloverdale	133	416	185	109	28	84	346	609
Surrey - North	382	514	467	402	46	27	895	943
Surrey - Guildford	1	9	22	0	0	0	23	9
Surrey - Whalley	77	80	278	108	0	0	355	188
Surrey Total	788	1,308	1,197	811	74	125	2,059	2,244
University Endowment Lands	0	1	0	170	179	0	179	171
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	410	226	148	204	558	430
Vancouver - Kitsilano	12	10	143	15	62	0	217	25
Vancouver - False Creek	2	0	3	0	0	0	5	0
Vancouver - Granville/Oak	7	3	8	49	0	4	15	56
Vancouver - Kerrisdale	26	43	4	0	4	3	34	46
Vancouver - Marpole	39	41	0	0	8	6	47	47
Vancouver - Eastside	335	249	64	286	104	54	503	589
Vancouver - Mt. Pleasant	20	10	274	278	0	0	294	288
Vancouver - Strath/Grand	4	128	0	0	0	0	4	128
Vancouver - Westside	211	154	76	20	35	80	322	254
Vancouver Total	668	638	982	874	361	351	2,011	1,863
West Vancouver	57	55	0	0	0	0	57	55
White Rock	42	34	0	21	0	0	42	55
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	3,105	3,558	5,684	3,835	1,221	612	10,010	8,005

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	3	0	0	0	0	0	0	1	3	-66.7
Burnaby - Mountain	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - North	1	2	0	0	7	0	0	0	8	2	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	0	1	0	0	0	4	0	38	0	43	-100.0
Burnaby - Central Park	3	0	0	0	0	0	0	130	3	130	-97.7
Burnaby - Remainder	3	5	4	4	0	0	0	0	7	9	-22.2
Burnaby Total	7	9	4	4	7	4	0	168	18	185	-90.3
Coquitlam	0	10	12	0	0	30	6	76	18	116	-84.5
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	1	0	0	0	0	0	0	0	1	0	n/a
Delta - North	18	6	0	0	0	4	2	0	20	10	100.0
Delta	19	6	0	0	0	4	2	0	21	10	110.0
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	22	14	0	0	15	32	4	22	41	68	-39.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	14	37	0	0	49	14	0	1	63	52	21.2
New Westminster	3	11	0	0	0	0	0	0	3	11	-72.7
North Vancouver City	0	0	0	0	0	0	0	25	0	25	-100.0
North Vancouver DM	18	2	0	0	0	0	8	0	26	2	**
Pitt Meadows	0	4	0	0	0	0	0	0	0	4	-100.0
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	75	9	2	8	8	12	207	235	292	264	10.6
Surrey - South	26	36	4	0	41	69	0	4	71	109	-34.9
Surrey - Cloverdale	24	67	0	0	0	0	0	91	24	158	-84.8
Surrey - North	63	93	0	0	13	55	2	9	78	157	-50.3
Surrey - Guildford	1	0	0	0	0	0	0	0	1	0	n/a
Surrey - Whalley	11	6	0	0	0	0	0	0	11	6	83.3
Surrey Total	125	202	4	0	54	124	2	104	185	430	-57.0
University Endowment Lands	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	0	2	0	6	0	0	0	9	0	n/a
Vancouver - False Creek	0	0	0	0	0	30	0	33	0	63	-100.0
Vancouver - Granville/Oak	1	0	2	0	0	0	0	0	3	0	n/a
Vancouver - Kerrisdale	5	1	0	0	0	0	0	0	5	1	**
Vancouver - Marpole	8	0	2	2	0	0	4	0	14	2	**
Vancouver - Eastside	79	44	0	2	6	0	136	24	221	70	**
Vancouver - Mt. Pleasant	1	0	2	0	0	0	0	0	3	0	n/a
Vancouver - Strath/Grand	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Westside	10	11	0	0	0	13	2	0	12	24	-50.0
Vancouver Total	105	57	8	4	12	43	142	57	267	161	65.8
West Vancouver	7	3	6	0	0	0	0	0	13	3	**
White Rock	0	2	0	0	9	0	2	4	11	6	83.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	398	369	36	18	154	263	373	692	961	1,342	-28.4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type

January - July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Anmore	6	7	0	0	0	0	0	0	6	7	-14.3
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	16	14	0	0	0	0	4	4	20	18	11.1
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	30	24	2	6	15	20	0	239	47	289	-83.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	12	16	0	10	12	4	0	71	24	101	-76.2
Burnaby - Central Park	25	6	4	12	0	0	26	130	55	148	-62.8
Burnaby - Remainder	54	39	24	28	47	0	394	76	519	143	***
Burnaby Total	121	87	30	56	74	24	420	516	645	683	-5.6
Coquitlam	89	59	34	12	111	145	168	651	402	867	-53.6
Delta - Tsawwassen	4	7	0	0	0	0	55	0	59	7	***
Delta - Ladner	12	36	0	0	0	0	0	4	12	40	-70.0
Delta - North	57	38	6	0	74	53	2	52	139	143	-2.8
Delta	73	81	6	0	74	53	57	56	210	190	10.5
Langley City	6	1	0	0	0	0	105	0	111	1	***
Langley District	103	109	0	6	243	139	90	240	436	494	-11.7
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	109	167	4	18	70	20	0	1	183	206	-11.2
New Westminster	58	43	2	0	0	0	59	592	119	635	-81.3
North Vancouver City	11	7	4	12	11	20	105	399	131	438	-70.1
North Vancouver DM	46	33	0	38	4	63	14	47	64	181	-64.6
Pitt Meadows	9	9	0	0	0	0	0	0	9	9	0.0
Port Coquitlam	5	4	4	0	35	42	34	88	78	134	-41.8
Port Moody	10	3	0	0	13	0	0	0	23	3	***
Richmond	177	85	10	10	81	190	390	826	658	1,111	-40.8
Surrey - South	198	228	30	46	241	258	0	280	469	812	-42.2
Surrey - Cloverdale	232	382	0	4	50	119	39	403	321	908	-64.6
Surrey - North	369	411	24	12	202	153	161	94	756	670	12.8
Surrey - Guildford	5	1	0	0	26	0	0	64	31	65	-52.3
Surrey - Whalley	79	51	2	0	0	30	0	568	81	649	-87.5
Surrey Total	883	1,073	56	62	519	560	200	1,409	1,658	3,104	-46.6
University Endowment Lands	2	4	0	4	0	0	134	91	136	99	37.4
Vancouver - West End	0	0	0	0	0	0	256	319	256	319	-19.7
Vancouver - Downtown	0	0	0	0	0	4	1,078	309	1,078	313	***
Vancouver - Kitsilano	6	0	6	0	14	0	3	251	29	251	-88.4
Vancouver - False Creek	0	0	0	0	0	56	0	1,059	0	1,115	-100.0
Vancouver - Granville/Oak	3	2	2	0	0	0	2	21	7	23	-69.6
Vancouver - Kerrisdale	27	8	0	0	0	0	8	33	35	41	-14.6
Vancouver - Marpole	36	18	2	8	0	0	20	2	58	28	107.1
Vancouver - Eastside	177	104	12	4	19	6	322	70	530	184	188.0
Vancouver - Mt. Pleasant	3	1	10	10	0	30	125	6	138	47	193.6
Vancouver - Strath/Grand	0	1	2	2	0	0	0	12	2	15	-86.7
Vancouver - Westside	153	28	2	4	0	48	34	0	189	80	136.3
Vancouver Total	405	162	36	28	33	144	1,848	2,082	2,322	2,416	-3.9
West Vancouver	57	48	8	0	0	0	0	8	65	56	16.1
White Rock	8	6	0	0	9	0	20	69	37	75	-50.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	2,195	2,005	194	246	1,277	1,400	3,648	7,079	7,314	10,730	-31.8

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	4	0	0	0	38	0	0
Burnaby - Central Park	0	0	0	0	0	130	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	7	4	0	0	0	168	0	0
Coquitlam	0	30	0	0	6	76	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	4	0	0	2	0	0	0
Delta	0	4	0	0	2	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	15	32	0	0	4	22	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	49	14	0	0	0	0	0	1
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	0	25
North Vancouver DM	0	0	0	0	8	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	8	12	0	0	204	235	3	0
Surrey - South	41	69	0	0	0	0	0	4
Surrey - Cloverdale	0	0	0	0	0	70	0	21
Surrey - North	13	55	0	0	0	0	2	9
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	54	124	0	0	0	70	2	34
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	6	0	0	0	0	0	0	0
Vancouver - False Creek	0	30	0	0	0	33	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	4	0	0	0
Vancouver - Eastside	6	0	0	0	136	24	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	13	0	0	2	0	0	0
Vancouver Total	12	43	0	0	142	57	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	9	0	0	0	2	4	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	154	263	0	0	368	632	5	60

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	4	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	15	20	0	0	0	239	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	4	0	0	0	71	0	0
Burnaby - Central Park	0	0	0	0	26	130	0	0
Burnaby - Remainder	47	0	0	0	394	76	0	0
Burnaby Total	74	24	0	0	420	516	0	0
Coquitlam	111	145	0	0	116	651	52	0
Delta - Tsawwassen	0	0	0	0	55	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	4
Delta - North	74	53	0	0	2	51	0	1
Delta	74	53	0	0	57	51	0	5
Langley City	0	0	0	0	105	0	0	0
Langley District	243	139	0	0	90	240	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	70	20	0	0	0	0	0	1
New Westminster	0	0	0	0	27	592	32	0
North Vancouver City	11	20	0	0	105	374	0	25
North Vancouver DM	4	63	0	0	14	47	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	35	42	0	0	34	88	0	0
Port Moody	13	0	0	0	0	0	0	0
Richmond	81	190	0	0	387	822	3	4
Surrey - South	241	258	0	0	0	269	0	11
Surrey - Cloverdale	50	119	0	0	2	289	37	114
Surrey - North	202	153	0	0	144	66	17	28
Surrey - Guildford	26	0	0	0	0	64	0	0
Surrey - Whalley	0	30	0	0	0	568	0	0
Surrey Total	519	560	0	0	146	1,256	54	153
University Endowment Lands	0	0	0	0	62	91	72	0
Vancouver - West End	0	0	0	0	256	319	0	0
Vancouver - Downtown	0	4	0	0	769	309	309	0
Vancouver - Kitsilano	14	0	0	0	3	251	0	0
Vancouver - False Creek	0	56	0	0	0	877	0	182
Vancouver - Granville/Oak	0	0	0	0	2	21	0	0
Vancouver - Kerrisdale	0	0	0	0	8	33	0	0
Vancouver - Marpole	0	0	0	0	20	2	0	0
Vancouver - Eastside	16	6	3	0	292	70	30	0
Vancouver - Mt. Pleasant	0	30	0	0	125	6	0	0
Vancouver - Strath/Grand	0	0	0	0	0	12	0	0
Vancouver - Westside	0	48	0	0	34	0	0	0
Vancouver Total	30	144	3	0	1,509	1,900	339	182
West Vancouver	0	0	0	0	0	8	0	0
White Rock	9	0	0	0	20	69	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,274	1,400	3	0	3,094	6,709	554	370

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	3	0	0	0	0	1	3
Burnaby - Mountain	0	1	0	0	0	0	0	1
Burnaby - North	1	2	7	0	0	0	8	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	1	0	42	0	0	0	43
Burnaby - Central Park	3	0	0	130	0	0	3	130
Burnaby - Remainder	7	9	0	0	0	0	7	9
Burnaby Total	11	13	7	172	0	0	18	185
Coquitlam	16	16	2	100	0	0	18	116
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	1	0	0	0	0	0	1	0
Delta - North	20	6	0	4	0	0	20	10
Delta	21	6	0	4	0	0	21	10
Langley City	1	0	0	0	0	0	1	0
Langley District	26	35	15	32	0	1	41	68
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	14	36	49	14	0	2	63	52
New Westminster	3	11	0	0	0	0	3	11
North Vancouver City	0	0	0	0	0	25	0	25
North Vancouver DM	26	2	0	0	0	0	26	2
Pitt Meadows	0	4	0	0	0	0	0	4
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	1	0	0	0	0	0	1	0
Richmond	171	13	114	251	7	0	292	264
Surrey - South	26	36	45	69	0	4	71	109
Surrey - Cloverdale	21	77	0	60	3	21	24	158
Surrey - North	62	93	13	55	3	9	78	157
Surrey - Guildford	1	0	0	0	0	0	1	0
Surrey - Whalley	11	6	0	0	0	0	11	6
Surrey Total	121	212	58	184	6	34	185	430
University Endowment Lands	0	0	0	2	0	0	0	2
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	3	0	6	0	0	0	9	0
Vancouver - False Creek	0	0	0	63	0	0	0	63
Vancouver - Granville/Oak	3	0	0	0	0	0	3	0
Vancouver - Kerrisdale	5	1	0	0	0	0	5	1
Vancouver - Marpole	12	2	0	0	2	0	14	2
Vancouver - Eastside	106	69	102	0	13	1	221	70
Vancouver - Mt. Pleasant	3	0	0	0	0	0	3	0
Vancouver - Strath/Grand	0	1	0	0	0	0	0	1
Vancouver - Westside	12	11	0	13	0	0	12	24
Vancouver Total	144	84	108	76	15	1	267	161
West Vancouver	13	3	0	0	0	0	13	3
White Rock	2	6	9	0	0	0	11	6
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	571	444	362	835	28	63	961	1,342

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas.

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Anmore																
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--			
Belcarra																
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--			
Bowen Island																
July 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--			
July 2010	0	0.0	1	33.3	0	0.0	2	66.7	3	--	3	--	--			
Year-to-date 2011	1	7.7	4	30.8	1	7.7	2	15.4	5	38.5	13	840,000	873,385			
Year-to-date 2010	0	0.0	2	15.4	1	7.7	7	53.8	3	23.1	13	800,000	803,846			
Burnaby																
July 2011	0	0.0	0	0.0	2	13.3	5	33.3	8	53.3	15	1,018,000	1,157,261			
July 2010	0	0.0	0	0.0	1	10.0	3	30.0	6	60.0	10	1,097,984	1,071,688			
Year-to-date 2011	0	0.0	0	0.0	17	14.9	43	37.7	54	47.4	114	996,300	1,033,366			
Year-to-date 2010	0	0.0	0	0.0	26	26.0	41	41.0	33	33.0	100	909,000	971,486			
Coquitlam																
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
July 2010	0	0.0	8	88.9	1	11.1	0	0.0	0	0.0	9	--	--			
Year-to-date 2011	0	0.0	4	4.3	60	63.8	10	10.6	20	21.3	94	749,950	824,004			
Year-to-date 2010	0	0.0	19	31.7	26	43.3	6	10.0	9	15.0	60	659,900	788,835			
Delta																
July 2011	0	0.0	1	5.9	7	41.2	9	52.9	0	0.0	17	800,000	794,257			
July 2010	0	0.0	0	0.0	7	100.0	0	0.0	0	0.0	7	--	--			
Year-to-date 2011	1	1.1	3	3.4	40	44.9	39	43.8	6	6.7	89	800,000	830,504			
Year-to-date 2010	1	1.3	18	22.5	36	45.0	17	21.3	8	10.0	80	739,000	790,565			
Langley City																
July 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--			
July 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--			
Year-to-date 2011	0	0.0	3	60.0	1	20.0	1	20.0	0	0.0	5	--	--			
Year-to-date 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--			
Langley District																
July 2011	0	0.0	6	28.6	4	19.0	5	23.8	6	28.6	21	829,000	974,990			
July 2010	0	0.0	7	53.8	5	38.5	0	0.0	1	7.7	13	629,000	739,769			
Year-to-date 2011	3	3.1	43	44.8	25	26.0	12	12.5	13	13.5	96	683,950	795,515			
Year-to-date 2010	0	0.0	66	57.4	25	21.7	9	7.8	15	13.0	115	629,000	755,515			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range**July 2011**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Lion's Bay																
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
Maple Ridge																
July 2011	4	25.0	11	68.8	1	6.3	0	0.0	0	0.0	16	559,500	557,039			
July 2010	7	18.9	22	59.5	8	21.6	0	0.0	0	0.0	37	569,000	587,332			
Year-to-date 2011	28	26.7	56	53.3	18	17.1	3	2.9	0	0.0	105	549,900	567,760			
Year-to-date 2010	51	28.3	112	62.2	17	9.4	0	0.0	0	0.0	180	557,500	556,835			
New Westminster																
July 2011	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--			
July 2010	0	0.0	4	44.4	4	44.4	1	11.1	0	0.0	9	--	--			
Year-to-date 2011	22	36.1	26	42.6	7	11.5	5	8.2	1	1.6	61	528,900	578,275			
Year-to-date 2010	0	0.0	24	64.9	8	21.6	4	10.8	1	2.7	37	628,000	662,291			
North Vancouver City																
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--			
North Vancouver DM																
July 2011	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,670,000	1,936,056			
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
Year-to-date 2011	0	0.0	0	0.0	0	0.0	7	13.5	45	86.5	52	1,625,000	1,712,073			
Year-to-date 2010	1	4.0	0	0.0	1	4.0	1	4.0	22	88.0	25	1,504,000	1,493,100			
Pitt Meadows																
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
July 2010	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--			
Year-to-date 2011	0	0.0	9	90.0	1	10.0	0	0.0	0	0.0	10	582,000	578,802			
Year-to-date 2010	1	11.1	5	55.6	3	33.3	0	0.0	0	0.0	9	--	--			
Port Coquitlam																
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2011	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--			
Year-to-date 2010	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--			
Port Moody																
July 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2011	0	0.0	0	0.0	1	10.0	3	30.0	6	60.0	10	1,000,000	951,800			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--			
Richmond																
July 2011	0	0.0	0	0.0	4	5.6	9	12.5	59	81.9	72	1,203,000	1,457,353			
July 2010	0	0.0	0	0.0	0	0.0	5	45.5	6	54.5	11	1,060,000	1,094,364			
Year-to-date 2011	0	0.0	0	0.0	7	4.1	19	11.2	144	84.7	170	1,500,000	1,514,207			
Year-to-date 2010	0	0.0	3	2.8	6	5.5	22	20.2	78	71.6	109	1,000,000	1,206,037			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range**July 2011**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Surrey																
July 2011	10	7.2	46	33.1	46	33.1	24	17.3	13	9.4	139	699,000	749,393			
July 2010	7	4.1	112	65.1	31	18.0	21	12.2	1	0.6	172	600,000	650,163			
Year-to-date 2011	76	7.8	400	40.9	295	30.2	150	15.3	57	5.8	978	660,915	710,806			
Year-to-date 2010	54	5.2	627	60.1	229	21.9	102	9.8	32	3.1	1,044	599,900	665,218			
University Endowment Lands																
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--			
Vancouver City																
July 2011	0	0.0	0	0.0	2	2.6	42	54.5	33	42.9	77	900,000	1,365,621			
July 2010	0	0.0	0	0.0	1	1.6	27	42.2	36	56.3	64	1,000,000	1,393,745			
Year-to-date 2011	0	0.0	0	0.0	5	1.7	106	36.3	181	62.0	292	1,500,000	2,032,657			
Year-to-date 2010	0	0.0	0	0.0	6	3.0	75	37.1	121	59.9	202	1,000,000	1,646,680			
West Vancouver																
July 2011	1	16.7	0	0.0	0	0.0	0	0.0	5	83.3	6	--	--			
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--			
Year-to-date 2011	1	1.8	0	0.0	0	0.0	0	0.0	56	98.2	57	2,980,000	3,109,968			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	3,160,000	3,399,703			
White Rock																
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
July 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--			
Year-to-date 2011	0	0.0	0	0.0	3	30.0	1	10.0	6	60.0	10	1,347,500	1,257,863			
Year-to-date 2010	0	0.0	0	0.0	2	28.6	2	28.6	3	42.9	7	--	--			
Indian Reserves																
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Vancouver CMA																
July 2011	15	3.9	64	16.6	69	17.9	95	24.6	143	37.0	386	829,000	1,109,315			
July 2010	14	4.1	156	45.2	59	17.1	58	16.8	58	16.8	345	656,000	852,070			
Year-to-date 2011	132	6.1	549	25.3	482	22.2	403	18.5	608	28.0	2,174	789,000	1,068,240			
Year-to-date 2010	108	5.3	879	42.9	387	18.9	288	14.0	389	19.0	2,051	659,900	887,122			

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas.

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
July 2011

Submarket	July 2011	July 2010	% Change	YTD 2011	YTD 2010	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	873,385	803,846	8.7
Burnaby Total	1,157,261	1,071,688	8.0	1,033,366	971,486	6.4
Coquitlam	--	--	n/a	824,004	788,835	4.5
Delta	794,257	--	n/a	830,504	790,565	5.1
Langley City	--	--	n/a	--	--	n/a
Langley District	974,990	739,769	31.8	795,515	755,515	5.3
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	557,039	587,332	-5.2	567,760	556,835	2.0
New Westminster	--	--	n/a	578,275	662,291	-12.7
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	1,936,056	--	n/a	1,712,073	1,493,100	14.7
Pitt Meadows	--	--	n/a	578,802	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	951,800	--	n/a
Richmond	1,457,353	1,094,364	33.2	1,514,207	1,206,037	25.6
Surrey Total	749,393	650,163	15.3	710,806	665,218	6.9
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,365,621	1,393,745	-2.0	2,032,657	1,646,680	23.4
West Vancouver	--	--	n/a	3,109,968	3,399,703	-8.5
White Rock	--	--	n/a	1,257,863	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,109,315	852,070	30.2	1,068,240	887,122	20.4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
July 2011

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847
	May	1243	7,359	17%	955,348	528	2,602	20%	543,290	1,326	7,541	18%	444,055
	June	1141	7,529	15%	970,542	575	2,583	22%	569,037	1,258	7,452	17%	428,924
	July	911	7,075	13%	941,275	368	2,443	15%	529,253	979	6,913	14%	443,100
	August	898	6,572	14%	999,407	374	2,356	16%	551,035	936	6,493	14%	430,598
	September	870	6,489	13%	1,016,324	384	2,381	16%	534,085	972	6,531	15%	430,712
	October	979	5,829	17%	1,058,578	377	2,184	17%	519,187	988	6,062	16%	441,696
	November	1054	5,019	21%	1,043,161	407	1,946	21%	539,429	1,054	5,419	19%	416,702
	December	772	3,912	20%	1,046,348	319	1,559	20%	526,556	812	4,397	18%	439,648
2011	January	793	4,138	19%	1,144,537	313	1,687	19%	552,550	713	4,613	15%	441,491
	February	1,406	4,769	29%	1,173,395	489	1,931	25%	573,534	1,206	5,225	23%	444,862
	March	1,799	5,365	34%	1,155,007	663	2,111	31%	573,118	1,622	5,634	29%	465,997
	April	1,408	5,944	24%	1,204,587	622	2,208	28%	573,318	1,201	6,035	20%	483,424
	May	1,575	6,129	26%	1,223,421	579	2,315	25%	555,057	1,228	6,212	20%	465,422
	June	1,473	6,253	24%	1,215,265	525	2,403	22%	554,763	1,266	6,450	20%	445,981
	July	1,101	6,396	17%	1,133,357	432	2,401	18%	569,042	1,040	6,429	16%	450,527
	August												
	September												
	October												
	November												
	December												
	Q2 2010	3,756	7,158	18%	977,693	1,719	2,495	23%	554,803	4,110	7,335	19%	433,406
	Q2 2011	4,456	6,109	24%	1,214,774	1,726	2,309	25%	561,548	3,695	6,232	20%	464,612
	YTD 2010	7,704	6,126	18%	973,302	3,380	2,127	23%	540,703	8,307	6,396	19%	433,016
	YTD 2011	9,555	5,571	25%	1,182,222	3,623	2,151	24%	565,399	8,276	5,800	20%	458,244

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

**Table 5: MLS® Residential Activity for Vancouver
Second Quarter 2011**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2010	Q1	3,037	4,776	21%	977,478	1,293	1,654	26%	525,217	3,218	5,284	20%	429,449
	Q2	3,756	7,158	18%	977,693	1,719	2,495	23%	554,803	4,110	7,335	19%	433,406
	Q3	2,679	6,712	13%	985,133	1,126	2,393	16%	538,136	2,887	6,646	14%	434,876
	Q4	2,950	7,059	14%	970,291	1,317	2,461	18%	552,808	3,173	6,953	15%	433,792
2011	Q1	3,998	4,757	27%	1,159,397	1,465	1,910	25%	568,862	3,541	5,157	22%	453,864
	Q2	4,456	6,109	24%	1,214,774	1,726	2,309	25%	561,548	3,695	6,232	20%	464,612
	YTD 2010	6,793	5,967	19%	977,597	3,012	2,075	24%	542,102	7,328	6,310	20%	431,668
	YTD 2011	8,454	5,433	26%	1,188,585	3,191	2,109	25%	564,906	7,236	5,695	21%	459,353

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta., Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators**July 2011**

		Interest Rates		NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market				Average Weekly Earnings (\$)
		P & I Per \$100,000	Mortgage Rates (%)			Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA		
			1 Yr. Term			5 Yr. Term				
2010	January	610	3.60	5.49	98.2	113.1	1,208	7.9	66.5	821
	February	604	3.60	5.39	98.7	113.9	1,209	7.8	66.4	824
	March	631	3.60	5.85	99.3	113.6	1,205	7.8	66.1	825
	April	655	3.80	6.25	99.7	114.2	1,206	7.6	65.9	827
	May	639	3.70	5.99	99.9	114.6	1,207	7.6	65.9	837
	June	633	3.60	5.89	99.8	114.5	1,212	7.6	66.0	841
	July	627	3.50	5.79	99.0	115.7	1,219	7.5	66.2	845
	August	604	3.30	5.39	99.0	115.7	1,226	7.4	66.4	846
	September	604	3.30	5.39	98.6	115.6	1,232	7.3	66.5	847
	October	598	3.20	5.29	98.7	116.1	1,235	7.3	66.6	849
	November	607	3.35	5.44	98.5	116.0	1,232	7.2	66.3	842
	December	592	3.35	5.19	98.4	115.5	1,231	7.3	66.2	835
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,226	8.1	66.3	830
	March	601	3.50	5.34	98.7	117.0	1,226	8.2	66.3	832
	April	621	3.70	5.69	98.9	117.2	1,231	8.4	66.6	835
	May	616	3.70	5.59	99.1	118.0	1,241	7.6	66.5	842
	June	604	3.50	5.39	99.1	117.5	1,246	7.2	66.4	851
	July	604	3.50	5.39		117.5	1,250	7.0	66.3	859
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- *
- Totals may not add up due to co-operatives and unknown market types
- **
- Percent change > 200%
-
- Nil
-
- Amount too small to be expressed
- SA
- Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Activity Summary of Abbotsford CMA

July 2011

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
July 2011	34	0	6	0	0	0	2	0	42	
July 2010	24	0	6	0	0	0	0	0	30	
% Change	41.7	n/a	0.0	n/a	n/a	n/a	n/a	n/a	40.0	
Year-to-date 2011	144	0	26	1	34	87	3	0	295	
Year-to-date 2010	214	0	44	1	7	0	2	0	268	
% Change	-32.7	n/a	-40.9	0.0	**	n/a	50.0	n/a	10.1	
UNDER CONSTRUCTION										
July 2011	146	2	50	2	47	87	7	0	341	
July 2010	212	0	60	2	28	56	3	0	361	
% Change	-31.1	n/a	-16.7	0.0	67.9	55.4	133.3	n/a	-5.5	
COMPLETIONS										
July 2011	23	0	6	0	28	0	0	0	57	
July 2010	22	0	2	0	11	101	0	0	136	
% Change	4.5	n/a	200.0	n/a	154.5	-100.0	n/a	n/a	-58.1	
Year-to-date 2011	170	0	44	1	75	0	0	0	290	
Year-to-date 2010	168	0	50	16	23	237	0	0	494	
% Change	1.2	n/a	-12.0	-93.8	**	-100.0	n/a	n/a	-41.3	
COMPLETED & NOT ABSORBED										
July 2011	86	0	9	0	29	33	0	0	157	
July 2010	60	0	10	2	19	74	0	0	165	
% Change	43.3	n/a	-10.0	-100.0	52.6	-55.4	n/a	n/a	-4.8	
ABSORBED										
July 2011	23	0	4	0	13	4	0	0	44	
July 2010	35	0	2	0	12	68	0	0	117	
% Change	-34.3	n/a	100.0	n/a	8.3	-94.1	n/a	n/a	-62.4	
Year-to-date 2011	170	0	40	3	61	45	0	0	319	
Year-to-date 2010	190	0	43	16	40	237	0	0	526	
% Change	-10.5	n/a	-7.0	-81.3	52.5	-81.0	n/a	n/a	-39.4	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket**July 2011**

	Ownership						Rental		Total*	
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other		
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other				
STARTS										
Abbotsford City										
July 2011	23	0	6	0	0	0	2	0	31	
July 2010	18	0	6	0	0	0	0	0	24	
Mission DM										
July 2011	11	0	0	0	0	0	0	0	11	
July 2010	6	0	0	0	0	0	0	0	6	
Indian Reserves										
July 2011	0	0	0	0	0	0	0	0	0	
July 2010	0	0	0	0	0	0	0	0	0	
Abbotsford CMA										
July 2011	34	0	6	0	0	0	2	0	42	
July 2010	24	0	6	0	0	0	0	0	30	
UNDER CONSTRUCTION										
Abbotsford City										
July 2011	85	0	50	2	47	87	7	0	278	
July 2010	168	0	60	2	28	56	3	0	317	
Mission DM										
July 2011	61	2	0	0	0	0	0	0	63	
July 2010	44	0	0	0	0	0	0	0	44	
Indian Reserves										
July 2011	0	0	0	0	0	0	0	0	0	
July 2010	0	0	0	0	0	0	0	0	0	
Abbotsford CMA										
July 2011	146	2	50	2	47	87	7	0	341	
July 2010	212	0	60	2	28	56	3	0	361	
COMPLETIONS										
Abbotsford City										
July 2011	12	0	6	0	28	0	0	0	46	
July 2010	12	0	2	0	11	101	0	0	126	
Mission DM										
July 2011	11	0	0	0	0	0	0	0	11	
July 2010	10	0	0	0	0	0	0	0	10	
Indian Reserves										
July 2011	0	0	0	0	0	0	0	0	0	
July 2010	0	0	0	0	0	0	0	0	0	
Abbotsford CMA										
July 2011	23	0	6	0	28	0	0	0	57	
July 2010	22	0	2	0	11	101	0	0	136	

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
COMPLETED & NOT ABSORBED										
Abbotsford City										
July 2011	61	0	9	0	27	29	0	0	126	
July 2010	39	0	10	2	9	70	0	0	130	
Mission DM										
July 2011	25	0	0	0	2	4	0	0	31	
July 2010	21	0	0	0	10	4	0	0	35	
Indian Reserves										
July 2011	0	0	0	0	0	0	0	0	0	
July 2010	0	0	0	0	0	0	0	0	0	
Abbotsford CMA										
July 2011	86	0	9	0	29	33	0	0	157	
July 2010	60	0	10	2	19	74	0	0	165	
ABSORBED										
Abbotsford City										
July 2011	17	0	4	0	13	4	0	0	38	
July 2010	20	0	2	0	11	68	0	0	101	
Mission DM										
July 2011	6	0	0	0	0	0	0	0	6	
July 2010	15	0	0	0	1	0	0	0	16	
Indian Reserves										
July 2011	0	0	0	0	0	0	0	0	0	
July 2010	0	0	0	0	0	0	0	0	0	
Abbotsford CMA										
July 2011	23	0	4	0	13	4	0	0	44	
July 2010	35	0	2	0	12	68	0	0	117	

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas.

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2A: History of Housing Starts of Abbotsford CMA
2001 - 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apc. & Other	Single	Row and Semi	Apt. & Other			
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type
July 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	% Change
Abbotsford City	25	18	0	0	0	0	6	6	31	24	29.2
Mission DM	11	6	0	0	0	0	0	0	11	6	83.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	36	24	0	0	0	0	6	6	42	30	40.0

**Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Abbotsford City	87	163	0	0	34	7	113	44	234	214	9.3
Mission DM	61	54	0	0	0	0	0	0	61	54	13.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	148	217	0	0	34	7	113	44	295	268	10.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Abbotsford City	0	0	0	0	6	6	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	6	6	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	34	7	0	0	113	44	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	34	7	0	0	113	44	0	0

Table 2.4: Starts by Submarket and by Intended Market
July 2011

Submarket	Freehold		Condominium		Rental		Total ^b	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Abbotsford City	29	24	0	0	2	0	31	24
Mission DM	11	6	0	0	0	0	11	6
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	40	30	0	0	2	0	42	30

Table 2.5: Starts by Submarket and by Intended Market
January - July 2011

Submarket	Freehold		Condominium		Rental		Total ^b	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	109	204	122	8	3	2	234	214
Mission DM	61	54	0	0	0	0	61	54
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	170	258	122	8	3	2	295	268

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	
Abbotsford City	12	12	0	0	28	11	6	103	46	126	-63.5
Mission DM	11	10	0	0	0	0	0	0	11	10	10.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	23	22	0	0	28	11	6	103	57	136	-58.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	
Abbotsford City	123	110	6	6	69	17	44	287	242	420	-42.4
Mission DM	48	74	0	0	0	0	0	0	48	74	-35.1
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	171	184	6	6	69	17	44	287	290	494	-41.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas.

Source: CMHC (Starts and Completions Survey)



Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**July 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Abbotsford City	28	11	0	0	6	103	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	28	11	0	0	6	103	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**January - July 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	69	17	0	0	44	287	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	69	17	0	0	44	287	0	0

Table 3.4: Completions by Submarket and by Intended Market**July 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Abbotsford City	18	14	28	112	0	0	46	126
Mission DM	11	10	0	0	0	0	11	10
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	29	24	28	112	0	0	57	136

Table 3.5: Completions by Submarket and by Intended Market**January - July 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	166	144	76	276	0	0	242	420
Mission DM	48	74	0	0	0	0	48	74
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	214	218	76	276	0	0	290	494

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range**July 2011**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Abbotsford City																
July 2011	0	0.0	11	64.7	4	23.5	0	0.0	2	11.8	17	539,900	580,221			
July 2010	0	0.0	4	20.0	3	15.0	2	10.0	3	15.0	20	594,000	627,350			
Year-to-date 2011	7	5.3	49	36.8	13	9.8	17	12.8	13	9.8	133	569,900	597,384			
Year-to-date 2010	3	2.3	45	35.2	16	12.5	12	9.4	16	12.5	128	569,000	607,079			
Mission DM																
July 2011	2	33.3	3	50.0	0	0.0	1	16.7	0	0.0	6	--	--			
July 2010	8	53.3	7	46.7	0	0.0	0	0.0	0	0.0	15	449,900	459,067			
Year-to-date 2011	12	30.0	20	50.0	0	0.0	5	12.5	0	0.0	40	469,450	499,148			
Year-to-date 2010	37	47.4	39	50.0	0	0.0	1	1.3	0	0.0	78	459,000	457,831			
Indian Reserves																
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Abbotsford CMA																
July 2011	2	8.7	14	60.9	2	8.7	1	4.3	2	8.7	23	534,900	556,450			
July 2010	8	22.9	11	31.4	3	8.6	2	5.7	3	8.6	35	549,900	555,229			
Year-to-date 2011	19	11.0	69	39.9	13	7.5	22	12.7	13	7.5	173	549,900	574,670			
Year-to-date 2010	40	19.4	84	40.8	16	7.8	13	6.3	16	7.8	206	539,900	550,567			

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
July 2011

Submarket	July 2011	July 2010	% Change	YTD 2011	YTD 2010	% Change
Abbotsford City	580,221	627,350	-7.5	597,384	607,079	-1.6
Mission DM	--	459,067	n/a	499,148	457,831	9.0
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford CMA	556,450	555,229	0.2	574,670	550,567	4.4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley

July 2011

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2010	January	905	150.7	1,526	2,572	2,795	54.6	433,971	8.3	452,208
	February	1,119	74.0	1,275	2,573	2,645	48.2	436,157	11.2	445,202
	March	1,458	56.4	1,306	3,073	2,449	53.3	455,947	16.1	461,389
	April	1,677	37.5	1,310	3,453	2,861	45.8	454,557	11.1	453,049
	May	1,403	-0.8	1,128	3,137	2,559	44.1	457,651	9.1	453,948
	June	1,681	-10.4	1,208	2,835	2,386	50.6	469,792	10.6	458,654
	July	1,035	-47.8	872	2,033	1,857	47.0	459,361	8.0	455,119
	August	946	-43.3	901	1,901	2,039	44.2	424,303	-2.4	415,574
	September	967	-35.0	1,017	2,173	2,140	47.5	444,997	1.9	446,633
	October	941	-40.6	1,058	1,898	2,069	51.1	456,169	2.4	451,133
	November	1,021	-27.5	1,165	1,546	2,095	55.6	455,017	5.4	467,310
	December	824	-23.8	1,211	952	2,250	53.8	444,258	-0.5	445,577
2011	January	773	-14.6	1,292	2,362	2,544	50.8	441,544	1.7	469,746
	February	1,201	7.3	1,374	2,749	2,755	49.9	483,509	10.9	498,705
	March	1,730	18.7	1,469	3,033	2,321	63.3	526,828	15.5	532,576
	April	1,414	-15.7	1,227	2,617	2,304	53.3	534,123	17.5	526,071
	May	1,512	7.8	1,190	2,785	2,114	56.3	526,541	15.1	514,898
	June	1,508	-10.3	1,127	2,494	2,214	50.9	503,331	7.1	499,139
	July	1,250	20.8	1,122	2,623	2,287	49.1	503,931	9.7	503,948
	August									
	September									
	October									
	November									
	December									
	Q2 2010	4,761	5.5		9,425			460,848	10.0	
	Q2 2011	4,434	-6.9		7,896			521,065	13.1	
	YTD 2010	9,278	10.1		19,676			454,312	9.6	
	YTD 2011	9,388	1.2		18,663			508,494	11.9	

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All figures contained in this publication are smoothed data, except for sales and active listings.

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

* Single-family homes: detached, semi-detached and row homes

** At the end of the quarter

*** observed change greater than 100%

n/a: data not available when fewer than 8 sales are recorded during the quarter

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators**July 2011**

		Interest Rates		NHNPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market				
		P & I Per \$100,000	Mortgage Rates (%)			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)	
		1 Yr. Term	5 Yr. Term							
2010	January	610	3.60	5.49	97.3	112.2	91	7.2	69.8	796
	February	604	3.60	5.39	97.7	113.2	91	6.5	69.4	798
	March	631	3.60	5.85	98.2	112.6	91	6.2	69.0	790
	April	655	3.80	6.25	98.6	113.2	91	6.8	69.5	776
	May	639	3.70	5.99	98.8	113.6	91	7.9	70.1	771
	June	633	3.60	5.89	98.7	113.4	91	8.4	70.2	757
	July	627	3.50	5.79	97.9	114.6	91	8.1	69.5	750
	August	604	3.30	5.39	97.9	114.5	90	7.9	68.7	755
	September	604	3.30	5.39	97.6	114.5	89	7.7	68.1	768
	October	598	3.20	5.29	97.6	114.8	89	9.0	68.5	778
	November	607	3.35	5.44	97.4	114.9	88	9.6	68.2	778
	December	592	3.35	5.19	97.3	114.6	86	10.1	67.1	782
2011	January	592	3.35	5.19	97.3	114.8	86	9.7	66.4	790
	February	607	3.50	5.44	97.4	115.2	85	10.1	65.8	806
	March	601	3.50	5.34	97.6	116.1	85	10.2	66.1	822
	April	621	3.70	5.69	97.7	116.3	85	9.4	65.0	817
	May	616	3.70	5.59	97.9	117.1	85	8.9	64.8	804
	June	604	3.50	5.39	97.8	116.5	86	8.6	64.9	779
	July	604	3.50	5.39		116.6	86	8.6	65.3	767
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHNPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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